

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an office building and office uses.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
R. Bruce Alderman
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Name and telephone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
City and State: _____
Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of April, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of May, 1980, at 9:45 o'clock A.M.

ECO-1 (over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, to Shamrock Realty Corp., Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.2B (V.B. II) to permit a 10 foot side yard setback in lieu of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Strict compliance with the Regulations would cause the Petitioner practical difficulty and unreasonable hardship due, among other factors, to the irregular size and shape of Petitioner's property and the shape of building which would be practical and aesthetic in light of same.
2. That the requested variances are in spirit and harmony with the Zoning Regulations and will in no way affect the public health, safety and general welfare of the area involved, but will, in fact, be of benefit to the area.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: _____
By: _____
Clark F. MacKenzie, Legal Owner
Vice President
Address: _____
City and State: _____
Name and telephone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
City and State: _____
Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of April, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of May, 1980, at 9:45 o'clock A.M.

ECO-1 (over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Scottish Development Corp., Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan filed with Case No. 74-173-SPH by revising the traffic circulation pattern shown on the approved plan to provide an access drive and driveway for the proposed office building adjacent to this site, and to permit off-street parking in a residential zone (D.R. 16).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: _____
By: _____
Clark F. MacKenzie, Legal Owner
Vice President
Address: _____
City and State: _____
Name and telephone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
City and State: _____
Telephone No.: _____

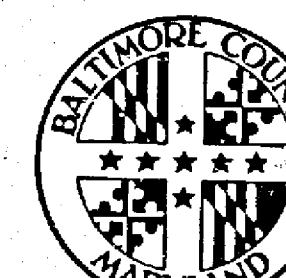
ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of April, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of May, 1980, at 9:45 o'clock A.M.

ECO-1 (over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 23, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 129
Petitioner - Scottish Development Corporation
Variance, Special Exception and Special Hearing Petitions

Dear Mr. Alderman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject of this petition consist of two parcels of ground located on the north and south side of Scott Adam Road east of York Road in the 8th Election District. Parcel Number 1 is located on the north side of said road and is proposed to be improved with a one story office building and accessory parking area. The Variance on this property is required as a result of your client's proposal to construct said building within 10 feet of the side property line in lieu of the required 25 feet, while the Special Hearing is required to allow an access drive and driveways for the proposed parking area to be located on the property directly abutting this site to the west. This latter property was the subject of a previous zoning hearing (Case No. 74-173SPH) in which a Special Hearing to allow parking in a residential zone was granted. Parcel Number 2 is located on the south side of Scott Adam Road directly opposite the first parcel, and is proposed to be developed with additional off-street parking for the proposed office building, hence the Special Hearing request on this site.

Item No. 129
Variance, Special Exception and Special Hearing Petitions
May 23, 1980

These properties are surrounded by commercial uses to the west, apartment uses to the north, south and southeast, while a similar request to construct an office building on the vacant property immediately to the east of parcel Number 1 has been filed with this office and will be heard at a later date.

As indicated in conversation with your engineer and note Number 12 on the revised site plan, these two parcels have not been included in the density calculation for any of the surrounding apartment developments. This information should be verified at the time of the scheduled hearing, and the location and size of any proposed sign for the office building should also be submitted at this time.

Particular attention should be afforded to the Comments of the Bureau of Engineering, Fire Department and the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NEB:ck

Enclosures

cc: George William Stephens, Jr. & Assoc.
303 Allegheny Ave.
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

cc: J. Somers
J. Winbley
V-SE Key Sheet
64 NW 5 Res. Sheet
NW 16 B Top
S1 Tax Map

February 7, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #129 (1979-1980)
Property Owner: Scottish Development Corporation
N/S Scott Adam Rd. 651' E. York Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices, Variance to permit a side setback of 10' in lieu of the required 25' and Special Hearing to allow off street parking in a residential zone.
Acres: 1.472 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Subdivision and/or resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations. Of the two parcels indicated on the submitted plan, "Parcel #1" on the northerly side of Scott Adam Road, is part of the recorded plat "Plat of Warren Apartments" and "A Resubdivision of Warren Apartments" (R.R.C. 30 Police 53 and 96, respectively). "Parcel #2", on the southerly side of Scott Adam Road, is shown on the recorded plat "Stillpond" (O.T.C. 35, folio 144), and "Amended Plat of Stillpond" and "Second Amended Plat of Stillpond" (S.H.K., Jr. 36, Police 29 and 85, respectively).

The recorded plat "A Resubdivision of Warren Apartments", which is in process as "Warren Townhouses", (Project #9285) excludes the subject "Parcel #1". The Bureau of Engineering Comments, January 31, 1980, supplied in connection with the preliminary plan "Warren Townhouses", dated December 14, 1979, are referred to and available for your review.

Highways:

Scott Adam Road, an existing County road, is proposed to be extended and improved to Warren Road, as a 40-foot closed section roadway, transitioning from the existing 36-foot closed section roadway using an 11-inch paving section, on a 60-foot right-of-way.

The construction and/or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Item #129 (1979-1980)
Property Owner: Scottish Development Corporation
Page 2
February 7, 1980

Highways: (Cont'd)

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Storm drains, which will be required in connection with any further development of these properties are to be designed and constructed in accordance with Baltimore County Standards and Specifications.

All of the various Baltimore County drainage and utility easements within these properties have not been shown on the submitted plan. Such drainage and utility easements as were established on the basis of a 50-year design storm for open channel flow, will require additional widening, if necessary, on the basis of a 100-year design storm. It is the responsibility of the Petitioner to ascertain and clarify all rights-of-way within these properties. The Petitioner is cautioned that no encroachment by construction of any structure, including footings is permitted within County rights-of-way or utility easements. The Petitioner shall initiate and be responsible for any action necessary in connection with any release, abandonment, relocation, widening, etc. of the drainage and utility easements, and the utilities therein, which conflicts with his proposed improvements.

During the course of construction on this property, protection must be afforded by the contractor for the public storm drains and sanitary sewerage; any damage sustained would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage in Scott Adam Road. There is also 18-inch public sanitary sewerage within onsite utility easements.

Very truly yours,
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END: EAH:TW:iss

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of September, 1980, that the herein Petition for Special Exception for a one-story office building and offices, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., dated December 5, 1979, and marked Petitioner's Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Access to or from Scott Adam Road shall be through the common access provided through the property lying to the west of the subject site.
2. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject site.
3. Parking shall be provided as shown on the aforementioned site plan.
4. Approval of said site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
5. This special exception shall be utilized within three years or become null and void.

William E. Hammond
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of September, 1980, that the herein Petition for Variance to permit a side yard setback of ten feet in lieu of the required twenty-five feet, for the expressed purpose of constructing a one-story office building, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions of both the accompanying Special Exception and Special Hearing Orders.

William E. Hammond
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

William E. Hammond
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. On February 28, 1974, an Order was rendered for the subject site by the then Deputy Zoning Commissioner, James E. Dyer, granting a use permit for parking in a residential (D.R.16) zone adjoining a B.L. Zone (Case No. 74-173-SPH).
2. The site plan filed therewith, indicating a specific point of access with Scott Adam Road, was approved by the Office of Planning and Zoning on March 7, 1974, in compliance with said Order.
3. The site plan prepared by George William Stephens, Jr. and Associates, Inc., dated December 5, 1979, and marked Petitioner's Exhibit 2, proposes to provide a common access drive and driveway for both the existing and proposed office buildings by revising the traffic pattern (circulation, design, and location) and, therefore, requires an amendment to the site plan filed in the previous case.
4. In addition to the amendment revising the traffic pattern, the Petitioner introduced testimony indicating an increase in demand for parking and proposes to provide off-street parking (use permit) on the south side of Scott Adam Road on property presently zoned D.R.16.
5. The residentially (D.R.16) zoned property proposed to be used for off-street parking is across the street (Scott Adam Road) from both sites.
6. The proposed amendment and use permit would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community.
7. There were no Protestants appearing in opposition to the subject Petition.

and, therefore,
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of September, 1980, that the amendment to the site plan, as filed in Case No. 74-173-SPH, and the use permit for parking in a residential (D.R.16) zone should be and the same are GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the site plan dated December 5, 1979.
 2. Compliance with Section 409.4 of the aforesaid regulations.
- Approval of the above referred to site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William E. Hammond
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE September 10, 1980
BY John P. Dyer
ADMINISTRATIVE ASSISTANT

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

February 20, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 129 - ZAC - January 2, 1980
Property Owner: Scottish Development Corp.
Location: N/S Scott Adam Rd. 651' E York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices, Variance to permit a side setback of 10' in lieu of the required 25' and Special Hearing to allow off street parking in a residential zone.

Acres: 1.472
District: 8th

Dear Mr. Hammond:

The proposed Special Exception for offices can be expected to generate approximately 55 trips per day if developed as general offices and 325 trips per day if developed as medical offices.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MS7/hmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD L. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 21, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #129, Zoning Advisory Committee Meeting of January 2, 1980, are as follows:

Property Owner: Scottish Development Corp.
Location: N/S Scott Adam Rd. 651' E York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices, Variance to permit a side setback of 10' in lieu of the required 25' and Special Hearing to allow off street parking in a residential zone.

Acres: 1.472
District: 8th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

Jan A. Forrest
Jan A. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF:ph

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

January 28, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Scottish Development Corp.

Location: N/S Scott Adam Rd. 651' E York Rd.

Item No: 129 Zoning Agenda: Meeting of 1/2/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. (Along Scott Adam Road.)

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *George M. Regan* Noted and Approved: *George M. Regan*
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKI JR.
DIRECTOR

May 19, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

REVISED
Comments on Item #129 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Scottish Development Corporation
Location: NS Scott Adam Road 651' E York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices, Variance to permit a side setback of 10' in lieu of the required 25' and Special Hearing to allow off street parking in a residential zone.

Acres: 1.472
District: 8th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. A building/_____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistance construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section ____.
- G. A change of occupancy shall be applied for, along with an alternate permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer, certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- I. Comments Page 2

NOTES: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

(CB:77)

May 19, 1980

Comments on Item #129 REVISED Zoning Advisory Committee Meeting,

Scottish Development Corporation
185 Scott Adam Road 651' E. York Road
D.R. 16

Special Exception for offices, Variance to permit a side setback of 10' in lieu of the required 25' and Special Hearing to allow off street parking in a residential zone.

I have review the revised site plan for the above proposed project indicating the proposed buildings are not within the 100 year flood plan as shown on this plan.

Please be aware of a change in the State Highway Law may soon require buildings that exceed 4000 square foot in area to have elevators for handicapped person use.

Should there be any questions feel free to call me at 494-3987.

Charles E. Burnham

Charles E. Burnham
Plans Review Supervisor

CES:rrj

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE :
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
N/S of Scott Adam Rd., 651' :
of York Rd., 8th District :
SCOTTISH DEVELOPMENT CORPORATION Case No. 80-231-XASPH
successor to Shamrock Realty Company, Inc., :
Petitioner. :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of April, 1980, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

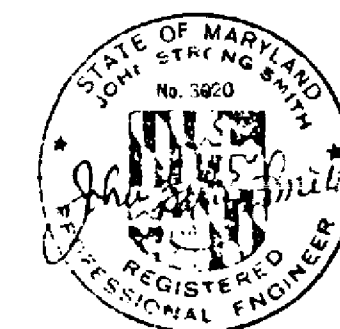
Description to accompany zoning petition for Special Exception to Permit an Office Building in an Existing DR 16 Zone and Variance to sideyard requirement.

December 5, 1979

Parcel #1

Beginning for the same on the north side of Scott Adam Road, 60 feet wide; said point of beginning being measured North 85°02'56" East 671 feet more or less from the centerline intersection of York Road and the centerline of Scott Adam Road; thence from said place of beginning, leaving said road, running the five following lines: (1) North 18°39'16" West 194.98 feet, (2) North 4°58'54" East 65.00 feet, (3) South 85°01'06" East 87.06 feet, (4) South 4°58'54" West 26.98 feet and (5) South 18°39'16" East 205.50 feet to the north side of Scott Adam Road thence binding on said side of said Road, (6) westerly by a curve to the right having a radius of 520.00 feet for the distance of 95.75 feet, said arc being subtended by a chord bearing South 77°42'04" West 95.60 feet to the place of beginning.

Containing 0.532 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to accompany zoning petition to permit parking in an existing DR 16 Zone.

December 5, 1979

Parcel #2

Beginning for the same on the south side of Scott Adam Road at a point measured South 89°43'03" East 500 feet more or less from the centerline intersection of York Road and Scott Adam Road, thence from said place of beginning, binding on the south side of Scott Adam Road the two following lines: (1) South 85°01'16" East 34.96 feet and (2) easterly by a curve to the left having a radius of 580.00 feet for the distance of 133.84 feet, said arc being subtended by a chord bearing North 88°20'05" East 133.54 feet, thence leaving said road, running the six following lines: (3) South 18°39'16" East 208.31 feet, (4) North 85°01'16" West 241.60 feet, (5) North 11°10'56" West 84.33 feet, (6) North 36° 1'16" West 85.43 feet, (7) South 85°01'16" East 70.00 feet and (8) North 4°58'44" East 30.00 feet to the place of beginning.

Containing 0.940 acres of land more or less.



May 6, 1980

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception, Variance and Special Hearing
N/S Scott Adam Rd., 651' E York Road - Scottish Development Corp., Case No. 80-231-XASPH.

TIME: 1:30 P.M.

DATE: Tuesday, June 3, 1980 (Rescheduled from 5/13/80)

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION, VARIANCE AND SPECIAL HEARING
8th District

ZONING: Petition for Special Exception, Variance and Special Hearing
LOCATION: North side of Scott Adam Road, 651 feet East of York Road
DATE & TIME: Tuesday, May 13, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for an office building and office uses; Variance to permit a 10 foot side yard setback in lieu of the required 25 feet and Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan filed with Case No. 74-173-SPH by revising the traffic circulation pattern shown on the approved plan to provide an access drive and driveway for the parking for the proposed office building adjacent to this site and to permit off-street parking in a residential zone (D.R. 16)

The Zoning Regulation to be excepted as follows:

Section 1B02.2B (V.B. II) - side yard setback

All that parcel of land in the Eighth District of Baltimore County

Being the property of Scottish Development Corporation, successor to Shamrock Realty Company, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 13, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITIONER'S
EXHIBIT 1

RESUME OF

CLARK F. MACKENZIE

BUSINESS ADDRESS: 10807 Falls Road - Suite 301
Lutherville, Maryland 21093
(301) 821-8585

HOME ADDRESS: Box 58, Gadd Road
Cockeysville, Maryland 21030

MARITAL STATUS: Married, Four Children

BIRTH DATE: March 11, 1941

GRADUATE: High School - Lawrenceville School,
Lawrenceville - N.J.
College - The University of Virginia,
Bachelor of Science in Finance (June, 1963)

BUSINESS EDUCATION: Real Estate Courses Taken and Passed:
American Institute of Real Estate Appraisers
Course I, Theories and Principles
June, 1964, University of Virginia
Course II, Real Estate Appraisal Problems
July, 1964, University of Virginia
Course IV, Condemnation
March, 1966, University of Georgia
Real Estate Board of Baltimore City
Examination III, Rural Properties
September, 1968
Johns Hopkins Evening College:
Introduction to Commercial and Industrial
Real Estate
Real Estate Management
Real Estate Law
Investment Banking
American University:
Ninth Institute on Tax Planning in
Real Estate
Real Estate Seminars:
Condemnation Seminar, Oct., 1972
(Developer's Viewpoint) Presented by
The Society of Real Estate Appraisers
Condemnation Seminar, Oct., 1973 (Mock Trial)
July, 1962, Obtained Real Estate License
State of Maryland

BUSINESS BACKGROUND:

Sept., 1963, joined County Appraisers, Inc., as Real Estate Appraiser. This Company specialized in Condemnation Appraisals in Baltimore County, Md. Completed various appraisal courses and in later years was Chief Appraiser for the Firm. March, 1968, Purchased the Assets of County Appraisers, Inc. and changed name to Metropolitan Appraisal Services, Inc. April, 1968 - Dec. 1972, during this period several commercial properties were developed and the Real Estate Brokerage Firm of Mackenzie & Associates, Inc., was created. Jan., 1973 to Present, Mackenzie & Associates, Inc., merged the interests of both Metropolitan Appraisal Services and Metropolitan Management Services, Inc. Clark F. Mackenzie serves as the President of this Company composed of 7 additional employees. Mr. Mackenzie has developed the following projects either singly or with other partners. All have existing permanent mortgages which must be subtracted to get the net value to the partnership.

PROJECT NAME	DESCRIPTION	FAIR MARKET VALUE
Residential:		
STILLPOND	44 - 2 1/2 story condominiums	\$1,600,000.
THE BEECHES	61 - 1 and 2 story condominiums with basements	\$4,300,000.
STONE OAKS	40 - 2 story condominiums with basements	\$1,650,000.
GREENCROFT	79 Large Lot Subdivision - 252 acres	\$2,150,000.
Commercial:		
RIDGELY PLAZA*	24,500 sq.ft. shopping center with 18 tenants	\$1,000,000.
GARRISON FOREST PLAZA	115,000 sq.ft. shopping center with 22 tenants	\$3,000,000.
CARNEY VILLAGE*	55,000 sq.ft. shopping center with 9 tenants.	\$1,800,000.

October 1, 1979

October 1, 1979

PROJECT NAME	DESCRIPTION	APPROXIMATE FAIR MARKET VALUE
<u>Commercial: (Cont.)</u>		
TRED AVON SQUARE*	Phase I - 72,200 sq.ft. shopping center with 18 tenants	\$2,500,000.
	Phase II - 55,500 sq.ft. shopping center with 10 tenants	\$2,500,000.
	Plus Additional 12 ac.±	500,000.
SCOTT ADAM VILLAGE*	6,100 sq.ft. retail building with 4 tenants	\$ 275,000.
KENILWORTH BAZAAR*	166,000 sq.ft. enclosed mall shopping center	\$7,500,000.
RUSTY SCUPPER*	9,600 sq.ft. Restaurant	\$1,200,000.
<u>Industrial:</u>		
SHAMROCK BUILDING*	28,000 sq.ft. industrial building with 7 tenants	\$ 425,000.
THE CROKER BUILDING	22,000 sq.ft. industrial building with 4 tenants	\$ 500,000.
<u>Office Buildings:</u>		
MacKENZIE BUILDING*	21,720 sq.ft. Multi-Tenant Suburban 2 story professional office building	\$ 950,000.
CENTRAL SAVINGS BANK BLDG. (Severna Park)	2 story Bank and Office Building with 6 tenants - 8,856 sq.ft.	\$ 375,000.
232 COCKEYSVILLE RD.*	6,900 sq.ft. 1-story Office Building on 1 acre	\$ 300,000.
609 BOSLEY BLDG.*	3,400 sq.ft. 2½ Story Office Building	\$ 225,000.
THE BERKSHIRE BUILDING*	4,600 sq.ft. 2-story Office Building	\$ 225,000.
GREEN SPRING VILLAGE*	18,880 sq.ft. Professional Bldg.	\$ 950,000.
THE BOSLEY BUILDING*	5 story Office Building approximately 24,800 net rentable square feet	\$1,500,000.

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October 1, 1979

PROJECT NAME	DESCRIPTION	APPROXIMATE FAIR MARKET VALUE
<u>Miscellaneous</u>		
PADONIA RACQUETBALL CLUB*	8 Court Racquetball Bldg.	\$ 500,000.
Presently, Mr. MacKenzie has the following projects which are either in the advanced planning stages or are underway. All of these projects are commercial in nature:		
1823 NORTH YORK ROAD*	5,000 sq.ft. Office Building consisting of converted house and new addition	\$ 230,000.
1526 NORTH YORK ROAD*	Nichi Bei Kai Restaurant on approximately 1/2 acre	\$ 325,000.
658 KENILWORTH DRIVE	24,900 sq.ft. 2-story elevator Office Building in Towson	\$1,200,000.
8422 BELLONA LANE	23,000 sq.ft. 2½-story Office Building facing Beltway	\$1,200,000
7402 YORK ROAD	22,152 sq.ft. 2½-story Office Building just north of Stevenson Lane	\$1,200,000

*NOTE: Mr. MacKenzie still retains his percentage of ownership in those marked with an *.

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October 1, 1979

PAST ACHIEVEMENTS:

Past President 1969-1971 Central Baltimore County Chamber of Commerce.

As Appraiser and Consultant, Mr. MacKenzie has completed over 750 appraisals in the past 15 years with combined appraisal value exceeding \$350,000,000.00. These include appraisals for:

Baltimore County Board of Education
Baltimore County Revenue Authority
Baltimore County Bureau of Land Acquisition
Baltimore County Solicitor's Office
Baltimore Gas & Electric Company
Baltimore Life Insurance Company
Bendix Corporation
Chesapeake National Bank
Circuit Court of Baltimore County
County Appraisers, Inc.
Department of Law - State of Maryland
Department of Public Improvements - State of Maryland
Getty Oil Company
Goucher College
Martin-Marietta Company
Maryland State Highway Administration
Mobil Oil Corporation
Office of Law - Anne Arundel County
Real Estate Department of Balto. City
Reisterstown Federal Savings and Loan Association
Shell Oil Company
Toll Facilities Division, Maryland State Highway Administration
Attorneys and Landowners

BUSINESS ASSOCIATIONS:

MacKenzie & Associates, Inc., President
Baltimore County Appraiser's Society
Senior Residential Appraiser - Society of Real Estate Appraisers
Licensed Real Estate Broker - State of Maryland
Real Estate Board of Greater Baltimore
Past Member - Board of Directors
Past Chairman - Baltimore County Division
National Association of Real Estate Boards
National Institute of Real Estate Brokers
Maryland Association of Real Estate Boards
American Right of Way Assoc., Chap. No. 14
Central Baltimore County Chamber of Commerce

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October 1, 1979

BUSINESS REFERENCES:

J. Stevenson Peck, Chairman of the Board
The Union Trust Company of Maryland

Francis G. Riggs, Vice President
Riggs, Counselman, Michaels & Downes

John White, Senior Vice President
The Baltimore Life Insurance Company

Alvin Wolpoff, C.P.A.
Wolpoff & Company

John A. Luetkemeyer, Jr.
President
Continental Realty

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October 1, 1979

MacKENZIE BUILDING

TENANT	USE	SQ. FOOTAGE
Dr. Davidson, et al	Radiology	1862
Dr. Geating, et al	Dentist	1015
Dr. Aguto	Pediatrician	1107
Step by Step, Inc.	Counseling	1681
Dr. Richard Keown	"	560
Liberty Publishing Co.	Business Office	569
Dr. Fielding	Dentist	1312
Dr. Burt	Counseling & Evaluation	540
Creative Communications	Business Office	886
Dr. Boas, et al	Internist	1567
Dr. Samarodia	Dermatologist	1007
Central Electrologist	Electrologist	778
Modular Concepts	Business Office	1297
Power Transmission Co.	Business Office	358
All Insurance Resource	Office	970
Burndy Corporation	Business Office	297
Jerome Slavitt	Podiatrist	1120
Fred Astaire Dance Studio	Dance Studio	1855
Donald Betz	Business Office	540
Dr. Sung Eui Kim	Gynecologist	735

of PARKING SPACES: 99 - Some of these allocated to Scott Adam V. (7 actually on Scott Adam V.)

**PETITIONER'S
EXHIBIT**

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
309 ALLEGANY AVENUE, TOWSON, MARYLAND 21204

SEPTEMBER 14, 1976

SUMMARY OF QUALIFICATIONS

JOHN STRONG SMITH

EDUCATION

ANTIOCH COLLEGE, B.S. IN CIVIL ENGINEERING UNIVERSITY OF ILLINOIS

QUALIFICATIONS

PROFESSIONAL ENGINEERING REGISTRATION IN MARYLAND AND VIRGINIA

EXPERIENCE

WHITMAN, REQUARDT AND ASSOCIATES, 4 YEARS DESIGNER OF MUNICIPAL UTILITIES PREPARATION OF BALTIMORE COUNTY DESIGN STANDARDS.

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS CHIEF, DIVISION OF RESEARCH AND STANDARDS, 2 YEARS PREPARATION OF CAPITAL PROGRAM AND MAJOR SEWERAGE REPORTS.

MATZ, CHILDS AND ASSOCIATES OF ROCKVILLE ASSOCIATES ENGINEER, 2 YEARS SUPERVISION OF DEVELOPMENT PLANNING AND ENGINEERING PROJECTS (HIGHWAY AND STORM DRAINAGE).

J. STRONG SMITH AND ASSOCIATES CONSULTING ENGINEER, 8 YEARS RESIDENTIAL, INDUSTRIAL AND COMMERCIAL LAND DEVELOPMENT PROJECTS. HIGHWAY AND UTILITY DESIGN.

SMITH, TEACHER & ASSOCIATES PLANNERS, ENGINEERS AND SURVEYORS, 7 YEARS COMMUNITY PLANNING AND ENGINEERING GRADING AND SEDIMENT CONTROL DESIGN, SURVEYS.

GEORGE WM. STEPHENS, JR. & ASSOCIATES, INC.
CHIEF ENGINEER

MEMBER

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

HAVE MADE NUMEROUS APPEARANCES BEFORE THE BOARD OF ZONING APPEALS IN BALTIMORE, ANNE ARUNDEL AND MONTGOMERY COUNTIES.

**PETITIONER'S
EXHIBIT**

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 11, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 2, 1980

RE: Item No: 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 424-2517

Ted Jalenki, Jr.
DIRECTOR

January 15, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #129 Zoning Advisory Committee Meeting, January 2, 1980 are as follows:

Property Owner: Scottish Development Corp
Location: W/S Scott Adam Road 651' E York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices. Variance to permit a side setback of 10' in lieu of the required 25' and Special Hearing to allow off street parking in a residential zone.

Acres: 1.472
District: 8th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

X C. Additional Miscellaneous Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

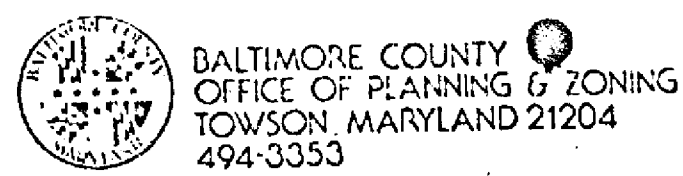
X J. Comment: Plans shall show flood plain areas before further comment can be made.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rrj



WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 1, 1980

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception, Variance
and Special Hearing - N/S Scott Adam Rd.,
651' E York Road - Scottish Development
Corp. - Case No. 80-231-XASPH

Dear Mr. Alderman:

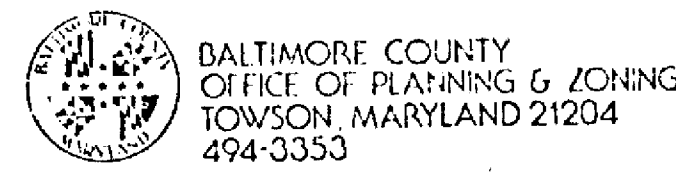
This is to advise you that \$99.25 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj



WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 23, 1980

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception, Variance
and Special Hearing - N/S Scott Adam Rd.,
651' E York Road - Scottish Development
Corp. - Case No. 80-231-XASPH

Dear Mr. Alderman:

This is to advise you that \$99.25 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

April 16, 1980

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception, Variance and Special Hearing
N/S Scott Adam Rd., 651' E York Road - Scottish Development
Corp., successor to Shamrock Realty Co., Inc. - Case No. 80-231-XASPH

TIME: 9:45 A.M.

DATE: Tuesday, May 13, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
FROM: John D. Seyffert, Director
Office of Planning and Zoning
SUBJECT: Petition No. 80-231-XASPH Item 129
Date: April 23, 1980

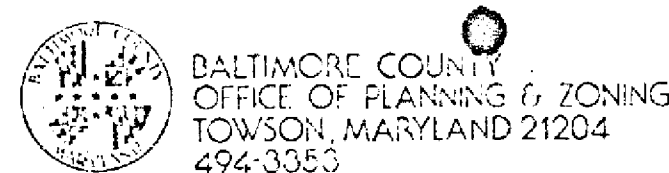
Petition for Special Exception, Variance and Special Hearing
North side of Scott Adam Road, 651 feet East of York Road
Petitioner - Scottish Development Corporation

Eighth District

HEARING: Tuesday, May 13, 1980 (9:45 A.M.)

After reviewing the subject petition, this office fails to see any hardship
or practical difficulty necessitating the granting of a setback variance; hence,
this office opposes the granting of the requested variance.

JDS:JGH:ab



WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 10, 1980

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception,
Variance, and Special Hearing
N/S of Scott Adam Road, 651' E of
York Road - 8th Election District
Scottish Development Corporation -
Petitioner
NO, 80-231-XASPH (Item No. 129)

Dear Mr. Alderman:

I have this date passed my Orders in the above referenced matter in accord-
ance with the attached.

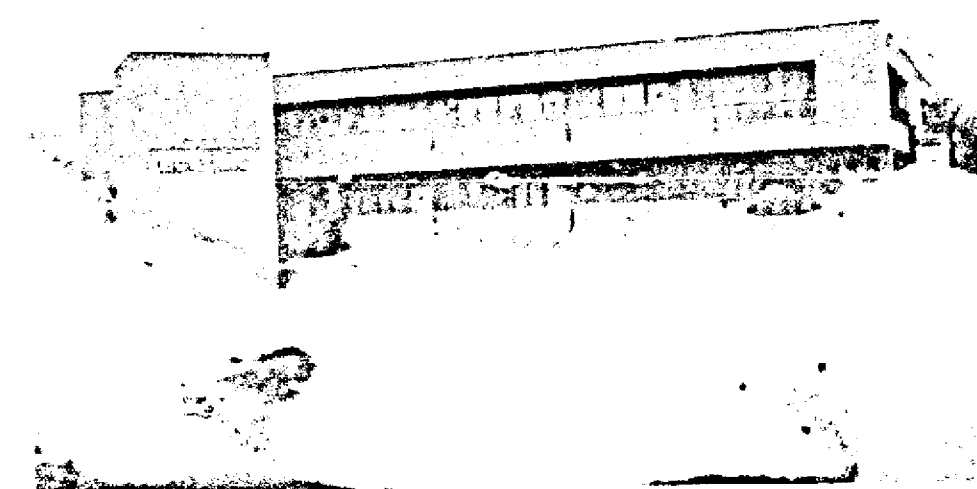
Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

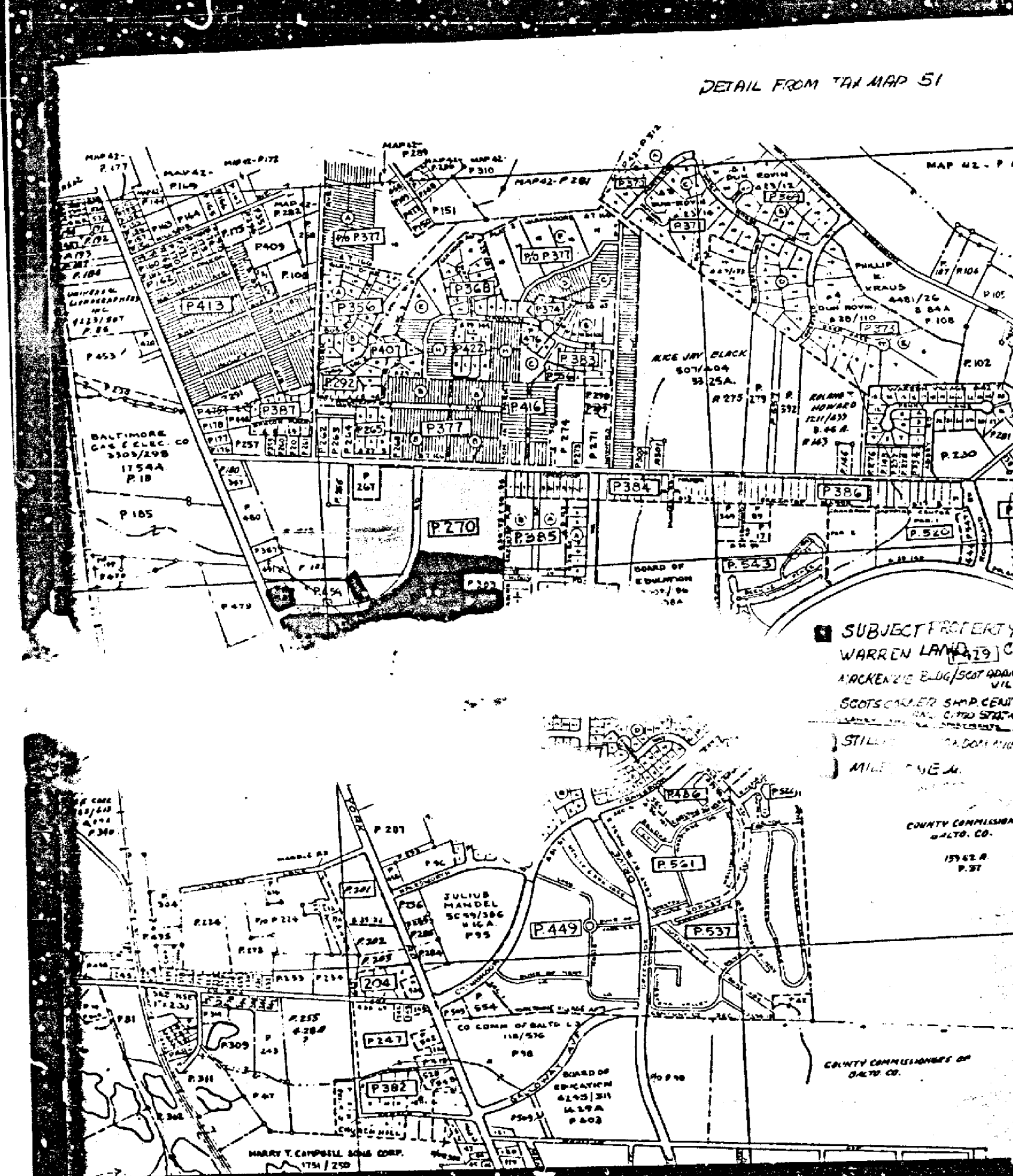
Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

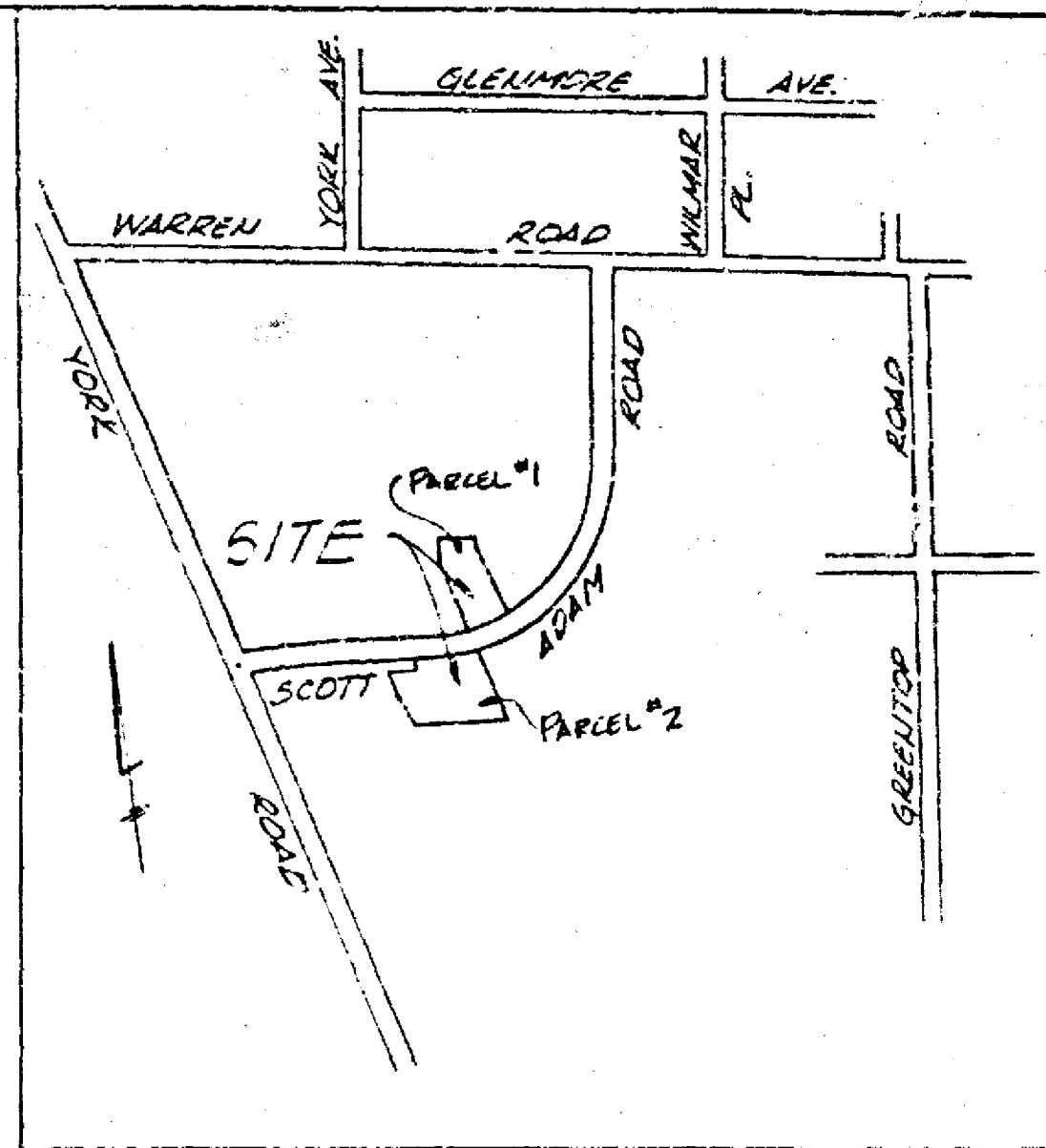
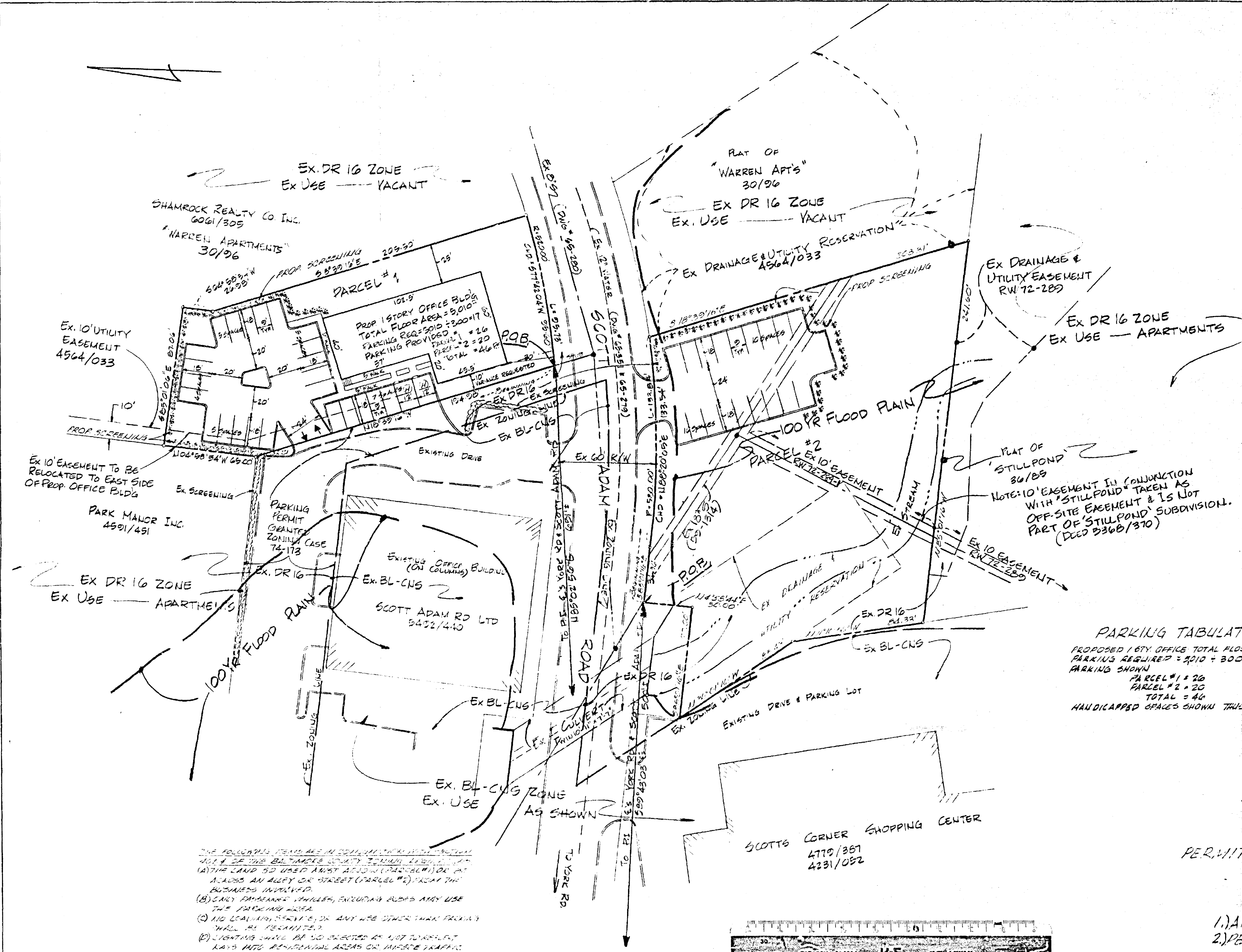


THE MACKENZIE BUILDING

PETITIONER'S
EXHIBIT 7



District: 3 Date of Posting: 5/16/40
 Posted for: Return for Official Education & Income & Special
 Petitioner: Walter R. Development Corp.
 Location of property: W. 15. North Adam Rd., 651' E of
York Rd.
 Location of Signs: (1) (2) front of parcel #1 facing North
Adam; (3) front of parcel #2 facing North Adam
 Remarks: Reported from rescheduled hearing
 Posted by: Geo. E. Man Date of return: 5/22/40
 Signature



VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES

1. AREA OF PARCEL #1 0.022 AC
2. AREA OF PARCEL #2 0.040 AC
3. EXISTING ZONING DR-16
4. EXISTING USE VACANT
5. PROPOSED USE AS SHOWN HEREON
6. VARIANCE REQUESTED 10' SIDE YARD WHERE INDICATED ON PLAN
7. REFERENCE IS DIRECTED TO ZONING CASE 74-173 SPH, WHICH GRANTED A PERMIT TO PARK IN A DR-16 ZONE FOR AN OFFICE ADJACENT TO THE SUBJECT SITE SHOWN HEREON.
8. WATER AND SEWER ARE EXISTING IN SCOTT ADAM ROAD AS SHOWN.
9. STORM WATER MANAGEMENT SHALL BE PROVIDED IF NEEDED.
10. LANDSCAPING SHALL BE PROVIDED IN CONJUNCTION WITH FINAL SITE PLAN.
11. ACCESS ONTO SCOTT ADAM RD. FROM PROPOSED OFFICE WILL UTILIZE EXISTING COMMERCIALY USED DRIVE.
12. THE AREA OF PARCELS 1 AND 2 HAVE NOT BEEN USED FOR DENSITY CALCULATIONS IN ADJACENT DEVELOPMENTS.
13. ADEQUATE STORM DRAINAGE PROVIDED IN ACCORDANCE WITH DEPT. OF PUBLIC WORKS STANDARDS WILL BE PROVIDED IF REQUIRED.
14. ALL APPROPRIATE PERMITS WILL BE OBTAINED PRIOR TO DOING ANY WORK WITHIN FLOOD PLAIN.
15. ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE BOCA CODE AND CONCURS BILL 199-72.

PARKING TABULATION

PROPOSED 167Y OFFICE TOTAL FLOOR AREA=5010 SF
 PARKING REQUIRED = 5010 ÷ 300 = 17
 PARKING SHOWN
 PARCEL #1 = 20
 PARCEL #2 = 20
 TOTAL = 40
 HANDICAPPED SPACES SHOWN THUS --- (4)

THE FOLLOWING TERMS ARE IN COMPLIANCE WITH SECTION 101.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS:
 (A) THE LAND SO USED MUST ADJACENT (PARCEL #1) OR AS ADJACENT AN ALLEY OR STREET (PARCEL #2) FROM THE BUSINESS INVOLVED.
 (B) CANY, DRIVEWAYS, DRIVEWAYS, EXCLUDING BUSSES AND USE THE PARKING AREA.
 (C) NO LOADING, UNLOADING, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
 (D) LIGHTING SHALL BE SO DIRECTED AS NOT TO REFLECT LIGHT INTO ADJACENT AREAS OR IMPAIR TRAFFIC VIEW AS TO DRIVE (FROM A HIGH).
 (E) SCREENING SHALL CONSIST OF A 4' HIGH AND 4' CENTER TO CENTER EVERGREEN PLANTING TO SCREEN PARKING FROM ADJACENT RESIDENTIAL ZONES.
 (F) PLOTS OF LAND SHALL BE PLANTING WITH SHRUBS, FLOWERS AND SHALL BE PROTECTED BY A FENCE.
 (G) PARKING PERMITS AND PERMITS ACCESS ARE AS SHOWN HEREON.
 (H) HOURS OF OPERATION FOR PARKING ARE FROM 10:00 AM TO 6:00 PM.

- REVISIONS 4-2-80
1. MADE ADDITION TO TITLE (AMEND CASE NO 74-173 SPH)
 2. INDICATED 100 YEAR FLOOD PLAIN
 3. ADDED GENERAL NOTES 12, 13, 14 & 15
 4. ADDED (*) EXPLANATION OF CASE NO 74-173 SPH UNDER TITLE
 5. ADDED EXISTING EASEMENTS (RW 72-289 & RW 72-289-1)



GEORGE WILLIAM T. FENNER
 AND ASSOCIATES, INC.
 ENGINEERS
 304 ALLEGANY AVE.
 TOWSON, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION
 FOR (PARCEL #1)
 A SPECIAL EXCEPTION
 TO
 PERMIT AN OFFICE BUILDING IN AN EXISTING DR-16 ZONE
 WITH
 A SIDE YARD VARIANCE
 AND
 SPECIAL HEARINGS TO
 1) AMEND CASE NO. 74-173 SPH
 2) PERMIT PARKING IN AN EXISTING DR-16 ZONE (PARCEL #2)
 BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT # 8
 SCALE: 1"=30' DECEMBER 5, 1979

* = SPECIAL HEARINGS UNDER SECTION 300.7 TO AVOID SITE PLAN FILED WITH CASE NO. 74-173 SPH TO REVISE TRAFFIC CIRCULATION SHOWN ON APPROVED PLAN TO PROVIDE AN ACCESS DRIVE AND DRIVEWAY FOR THE PROPOSED ADJACENT OFFICE BUILDING.

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an office building and office uses.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
R. Bruce Alderman
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Name and telephone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
City and State: _____
Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of April, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of May, 1980, at 9:45 o'clock A.M.

ECO-1 (over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Scottish Development Corp., successor to Shamrock Realty Co., Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.2B (V.B. II) to permit a 10 foot side yard setback in lieu of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Strict compliance with the Regulations would cause the Petitioner practical difficulty and unreasonable hardship due, among other factors, to the irregular size and shape of Petitioner's property and the shape of building which would be practical and aesthetic in light of same.
2. That the requested variances are in spirit and harmony with the Zoning Regulations and will in no way affect the public health, safety and general welfare of the area involved, but will, in fact, be of benefit to the area.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: _____
By: _____
Clark F. MacKenzie, Legal Owner
Vice President
Address: _____
City and State: _____
Name and telephone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
City and State: _____
Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of April, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of May, 1980, at 9:45 o'clock A.M.

ECO-1 (over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Scottish Development Corp., Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan filed with Case No. 74-173-SPH by revising the traffic circulation pattern shown on the approved plan to provide an access drive and driveway for the proposed office building adjacent to this site, and to permit off-street parking in a residential zone (D.R. 16).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: _____
By: _____
Clark F. MacKenzie, Legal Owner
Vice President
Address: _____
City and State: _____
Name and telephone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
City and State: _____
Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of April, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of May, 1980, at 9:45 o'clock A.M.

ECO-1 (over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 23, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 129
Petitioner - Scottish Development Corporation
Variance, Special Exception and Special Hearing Petitions

Dear Mr. Alderman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject of this petition consist of two parcels of ground located on the north and south side of Scott Adam Road east of York Road in the 8th Election District. Parcel Number 1 is located on the north side of said road and is proposed to be improved with a one story office building and accessory parking area. The Variance on this property is required as a result of your client's proposal to construct said building within 10 feet of the side property line in lieu of the required 25 feet, while the Special Hearing is required to allow an access drive and driveways for the proposed parking area to be located on the property directly abutting this site to the west. This latter property was the subject of a previous zoning hearing (Case No. 74-173SPH) in which a Special Hearing to allow parking in a residential zone was granted. Parcel Number 2 is located on the south side of Scott Adam Road directly opposite the first parcel, and is proposed to be developed with additional off-street parking for the proposed office building, hence the Special Hearing request on this site.

Item No. 129
Variance, Special Exception and Special Hearing Petitions
May 23, 1980

These properties are surrounded by commercial uses to the west, apartment uses to the north, south and southeast, while a similar request to construct an office building on the vacant property immediately to the east of parcel Number 1 has been filed with this office and will be heard at a later date.

As indicated in conversation with your engineer and note Number 12 on the revised site plan, these two parcels have not been included in the density calculation for any of the surrounding apartment developments. This information should be verified at the time of the scheduled hearing, and the location and size of any proposed sign for the office building should also be submitted at this time.

Particular attention should be afforded to the Comments of the Bureau of Engineering, Fire Department and the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NEB:ck

Enclosures

cc: George William Stephens, Jr. & Assoc.
303 Allegheny Ave.
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

cc: J. Somers
J. Winbley
V-SE Key Sheet
64 NW 5 Res. Sheet
NW 16 B Top
51 Tax Map

February 7, 1980

Mr. William F. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #129 (1979-1980)
Property Owner: Scottish Development Corporation
N/S Scott Adam Rd. 651' E. York Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices, Variance to permit a side setback of 10' in lieu of the required 25' and Special Hearing to allow off street parking in a residential zone.
Acres: 1.472 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Subdivision and/or resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations. Of the two parcels indicated on the submitted plan, "Parcel #1" on the northerly side of Scott Adam Road, is part of the recorded plat "Plat of Warren Apartments" and "A Resubdivision of Warren Apartments" (R.R.C. 30 Police 53 and 96, respectively). "Parcel #2", on the southerly side of Scott Adam Road, is shown on the recorded plat "Stillpond" (O.T.C. 35, folio 144), and "Amended Plat of Stillpond" and "Second Amended Plat of Stillpond" (S.H.K. Jr. 36, Police 29 and 85, respectively).

The recorded plat "A Resubdivision of Warren Apartments", which is in process as "Warren Townhouses", (Project #9285) excludes the subject "Parcel #1". The Bureau of Engineering Comments, January 31, 1980, supplied in connection with the preliminary plan "Warren Townhouses", dated December 14, 1979, are referred to and available for your review.

Highways:

Scott Adam Road, an existing County road, is proposed to be extended and improved to Warren Road, as a 40-foot closed section roadway, transitioning from the existing 36-foot closed section roadway using an 11-inch paving section, on a 60-foot right-of-way.

The construction and/or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Item #129 (1979-1980)
Property Owner: Scottish Development Corporation
Page 2
February 7, 1980

Highways: (Cont'd)

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Storm drains, which will be required in connection with any further development of these properties are to be designed and constructed in accordance with Baltimore County Standards and Specifications.

All of the various Baltimore County drainage and utility easements within these properties have not been shown on the submitted plan. Such drainage and utility easements as were established on the basis of a 50-year design storm for open channel flow, will require additional widening, if necessary, on the basis of a 100-year design storm. It is the responsibility of the Petitioner to ascertain and clarify all rights-of-way within these properties. The Petitioner is cautioned that no encroachment by construction of any structure, including footings is permitted within County rights-of-way or utility easements. The Petitioner shall initiate and be responsible for any action necessary in connection with any release, abandonment, relocation, widening, etc. of the drainage and utility easements, and the utilities therein, which conflicts with his proposed improvements.

During the course of construction on this property, protection must be afforded by the contractor for the public storm drains and sanitary sewerage; any damage sustained would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage in Scott Adam Road. There is also 18-inch public sanitary sewerage within onsite utility easements.

Very truly yours,
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END: EAH:TW:iss

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of September, 1980, that the herein Petition for Special Exception for a one-story office building and offices, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., dated December 5, 1979, and marked Petitioner's Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Access to or from Scott Adam Road shall be through the common access provided through the property lying to the west of the subject site.
2. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject site.
3. Parking shall be provided as shown on the aforementioned site plan.
4. Approval of said site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.
5. This special exception shall be utilized within three years or become null and void.

William E. Hammond
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of September, 1980, that the herein Petition for Variance to permit a side yard setback of ten feet in lieu of the required twenty-five feet, for the expressed purpose of constructing a one-story office building, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions of both the accompanying Special Exception and Special Hearing Orders.

William E. Hammond
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

William E. Hammond
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. On February 28, 1974, an Order was rendered for the subject site by the then Deputy Zoning Commissioner, James E. Dyer, granting a use permit for parking in a residential (D.R.16) zone adjoining a B.L. Zone (Case No. 74-173-SPH).
2. The site plan filed therewith, indicating a specific point of access with Scott Adam Road, was approved by the Office of Planning and Zoning on March 7, 1974, in compliance with said Order.
3. The site plan prepared by George William Stephens, Jr. and Associates, Inc., dated December 5, 1979, and marked Petitioner's Exhibit 2, proposes to provide a common access drive and driveway for both the existing and proposed office buildings by revising the traffic pattern (circulation, design, and location) and, therefore, requires an amendment to the site plan filed in the previous case.
4. In addition to the amendment revising the traffic pattern, the Petitioner introduced testimony indicating an increase in demand for parking and proposes to provide off-street parking (use permit) on the south side of Scott Adam Road on property presently zoned D.R.16.
5. The residentially (D.R.16) zoned property proposed to be used for off-street parking is across the street (Scott Adam Road) from both sites.
6. The proposed amendment and use permit would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community.
7. There were no Protestants appearing in opposition to the subject Petition.

and, therefore,
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of September, 1980, that the amendment to the site plan, as filed in Case No. 74-173-SPH, and the use permit for parking in a residential (D.R.16) zone should be and the same are GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the site plan dated December 5, 1979.
 2. Compliance with Section 409.4 of the aforesaid regulations.
- Approval of the above referred to site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William E. Hammond
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE September 10, 1980
BY John P. J.
ADMINISTRATIVE ASSISTANT

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

February 20, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 129 - ZAC - January 2, 1980
Property Owner: Scottish Development Corp.
Location: N/S Scott Adam Rd. 651' E York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices, Variance to permit a side setback of 10' in lieu of the required 25' and Special Hearing to allow off street parking in a residential zone.

Acres: 1.472
District: 8th

Dear Mr. Hammond:

The proposed Special Exception for offices can be expected to generate approximately 55 trips per day if developed as general offices and 325 trips per day if developed as medical offices.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MS7/hmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD L. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 21, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #129, Zoning Advisory Committee Meeting of January 2, 1980, are as follows:

Property Owner: Scottish Development Corp.
Location: N/S Scott Adam Rd. 651' E York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices, Variance to permit a side setback of 10' in lieu of the required 25' and Special Hearing to allow off street parking in a residential zone.

Acres: 1.472
District: 8th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

Jan A. Forrest
Jan A. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF:ph

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

January 28, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Scottish Development Corp.

Location: N/S Scott Adam Rd. 651' E York Rd.

Item No: 129 Zoning Agenda: Meeting of 1/2/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. (Along Scott Adam Road.)

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *George M. Regan* Noted and Approved: *George M. Regan*
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKI JR.
DIRECTOR

May 19, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond: REVISED
Comments on Item #129 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Scottish Development Corporation
Location: NS Scott Adam Road 651' E York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices, Variance to permit a side setback of 10' in lieu of the required 25' and Special Hearing to allow off street parking in a residential zone.

Acres: 1.472
District: 8th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. A building/_____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistance construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section ____.
- G. A change of occupancy shall be applied for, along with an alternate permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer, certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- I. Comments Page 2

NOTES: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

(CB:77)

May 19, 1980

Comments on Item #129 REVISED Zoning Advisory Committee Meeting,

Scottish Development Corporation
185 Scott Adam Road 651' E. York Road
D.R. 16

Special Exception for offices, Variance to permit a side setback of 10' in lieu of the required 25' and Special Hearing to allow off street parking in a residential zone.

I have review the revised site plan for the above proposed project indicating the proposed buildings are not within the 100 year flood plan as shown on this plan.

Please be aware of a change in the State Highway Law may soon require buildings that exceed 4000 square foot in area to have elevators for handicapped person use.

Should there be any questions feel free to call me at 494-3987.

Charles E. Burnham

Charles E. Burnham
Plans Review Supervisor

CES:rrj

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE :
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
N/S of Scott Adam Rd., 651' :
of York Rd., 8th District :
SCOTTISH DEVELOPMENT CORPORATION Case No. 80-231-XASPH
successor to Shamrock Realty Company, Inc., :
Petitioner. :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of April, 1980, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

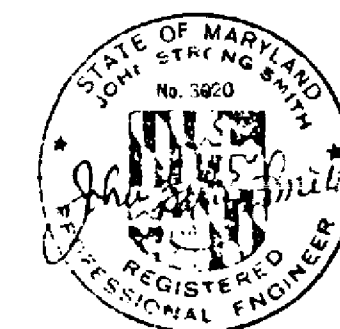
Description to accompany zoning petition for Special Exception to Permit an Office Building in an Existing DR 16 Zone and Variance to sideyard requirement.

December 5, 1979

Parcel #1

Beginning for the same on the north side of Scott Adam Road, 60 feet wide; said point of beginning being measured North 85°02'56" East 671 feet more or less from the centerline intersection of York Road and the centerline of Scott Adam Road; thence from said place of beginning, leaving said road, running the five following lines: (1) North 18°39'16" West 194.98 feet, (2) North 4°58'54" East 65.00 feet, (3) South 85°01'06" East 87.06 feet, (4) South 4°58'54" West 26.98 feet and (5) South 18°39'16" East 205.50 feet to the north side of Scott Adam Road thence binding on said side of said Road, (6) westerly by a curve to the right having a radius of 520.00 feet for the distance of 95.75 feet, said arc being subtended by a chord bearing South 77°42'04" West 95.60 feet to the place of beginning.

Containing 0.532 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to accompany zoning petition to permit parking in an existing DR 16 Zone.

December 5, 1979

Parcel #2

Beginning for the same on the south side of Scott Adam Road at a point measured South 89°43'03" East 500 feet more or less from the centerline intersection of York Road and Scott Adam Road, thence from said place of beginning, binding on the south side of Scott Adam Road the two following lines: (1) South 85°01'16" East 34.96 feet and (2) easterly by a curve to the left having a radius of 580.00 feet for the distance of 133.84 feet, said arc being subtended by a chord bearing North 88°20'05" East 133.54 feet, thence leaving said road, running the six following lines: (3) South 18°39'16" East 208.31 feet, (4) North 85°01'16" West 241.60 feet, (5) North 11°10'56" West 84.33 feet, (6) North 36° 1'16" West 85.43 feet, (7) South 85°01'16" East 70.00 feet and (8) North 4°58'44" East 30.00 feet to the place of beginning.

Containing 0.940 acres of land more or less.



May 6, 1980

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception, Variance and Special Hearing
N/S Scott Adam Rd., 651' E York Road - Scottish Development Corp., Case No. 80-231-XASPH.

TIME: 1:30 P.M.

DATE: Tuesday, June 3, 1980 (Rescheduled from 5/13/80)

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION, VARIANCE AND SPECIAL HEARING
8th District

ZONING: Petition for Special Exception, Variance and Special Hearing
LOCATION: North side of Scott Adam Road, 651 feet East of York Road
DATE & TIME: Tuesday, May 13, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for an office building and office uses; Variance to permit a 10 foot side yard setback in lieu of the required 25 feet and Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan filed with Case No. 74-173-SPH by revising the traffic circulation pattern shown on the approved plan to provide an access drive and driveway for the parking for the proposed office building adjacent to this site and to permit off-street parking in a residential zone (D.R. 16)

The Zoning Regulation to be excepted as follows:

Section 1B02.2B (V.B. II) - side yard setback

All that parcel of land in the Eighth District of Baltimore County

Being the property of Scottish Development Corporation, successor to Shamrock Realty Company, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 13, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITIONER'S
EXHIBIT 1

RESUME OF

CLARK F. MACKENZIE

BUSINESS ADDRESS: 10807 Falls Road - Suite 301
Lutherville, Maryland 21093
(301) 821-8585

HOME ADDRESS: Box 58, Gadd Road
Cockeysville, Maryland 21030

MARITAL STATUS: Married, Four Children

BIRTH DATE: March 11, 1941

GRADUATE: High School - Lawrenceville School,
Lawrenceville - N.J.
College - The University of Virginia,
Bachelor of Science in Finance (June, 1963)

BUSINESS EDUCATION: Real Estate Courses Taken and Passed:
American Institute of Real Estate Appraisers
Course I, Theories and Principles
June, 1964, University of Virginia
Course II, Real Estate Appraisal Problems
July, 1964, University of Virginia
Course IV, Condemnation
March, 1966, University of Georgia
Real Estate Board of Baltimore City
Examination III, Rural Properties
September, 1968
Johns Hopkins Evening College:
Introduction to Commercial and Industrial
Real Estate
Real Estate Management
Real Estate Law
Investment Banking
American University:
Ninth Institute on Tax Planning in
Real Estate
Real Estate Seminars:
Condemnation Seminar, Oct., 1972
(Developer's Viewpoint) Presented by
The Society of Real Estate Appraisers
Condemnation Seminar, Oct., 1973 (Mock Trial)
July, 1962, Obtained Real Estate License
State of Maryland

BUSINESS BACKGROUND:

Sept., 1963, joined County Appraisers, Inc., as Real Estate Appraiser. This Company specialized in Condemnation Appraisals in Baltimore County, Md. Completed various appraisal courses and in later years was Chief Appraiser for the Firm. March, 1968, Purchased the Assets of County Appraisers, Inc. and changed name to Metropolitan Appraisal Services, Inc. April, 1968 - Dec. 1972, during this period several commercial properties were developed and the Real Estate Brokerage Firm of Mackenzie & Associates, Inc., was created. Jan., 1973 to Present, Mackenzie & Associates, Inc., merged the interests of both Metropolitan Appraisal Services and Metropolitan Management Services, Inc. Clark F. Mackenzie serves as the President of this Company composed of 7 additional employees. Mr. Mackenzie has developed the following projects either singly or with other partners. All have existing permanent mortgages which must be subtracted to get the net value to the partnership.

PROJECT NAME	DESCRIPTION	FAIR MARKET VALUE
Residential:		
STILLPOND	44 - 2 1/2 story condominiums	\$1,600,000.
THE BEECHES	61 - 1 and 2 story condominiums with basements	\$4,300,000.
STONE OAKS	40 - 2 story condominiums with basements	\$1,650,000.
GREENCROFT	79 Large Lot Subdivision - 252 acres	\$2,150,000.
Commercial:		
RIDGELY PLAZA*	24,500 sq.ft. shopping center with 18 tenants	\$1,000,000.
GARRISON FOREST PLAZA	115,000 sq.ft. shopping center with 22 tenants	\$3,000,000.
CARNEY VILLAGE*	55,000 sq.ft. shopping center with 9 tenants.	\$1,800,000.

PROJECT NAME	DESCRIPTION	APPROXIMATE FAIR MARKET VALUE
<u>Commercial: (Cont.)</u>		
TRED AVON SQUARE*	Phase I - 72,200 sq.ft. shopping center with 18 tenants	\$2,500,000.
	Phase II - 55,500 sq.ft. shopping center with 10 tenants	\$2,500,000.
	Plus Additional 12 ac.±	500,000.
SCOTT ADAM VILLAGE*	6,100 sq.ft. retail building with 4 tenants	\$ 275,000.
KENILWORTH BAZAAR*	166,000 sq.ft. enclosed mall shopping center	\$7,500,000.
RUSTY SCUPPER*	9,600 sq.ft. Restaurant	\$1,200,000.
<u>Industrial:</u>		
SHAMROCK BUILDING*	28,000 sq.ft. industrial building with 7 tenants	\$ 425,000.
THE CROKER BUILDING	22,000 sq.ft. industrial building with 4 tenants	\$ 500,000.
<u>Office Buildings:</u>		
MacKENZIE BUILDING*	21,720 sq.ft. Multi-Tenant Suburban 2 story professional office building	\$ 950,000.
CENTRAL SAVINGS BANK BLDG. (Severna Park)	2 story Bank and Office Building with 6 tenants - 8,856 sq.ft.	\$ 375,000.
232 COCKEYSVILLE RD.*	6,900 sq.ft. 1-story Office Building on 1 acre	\$ 300,000.
609 BOSLEY BLDG.*	3,400 sq.ft. 2½ Story Office Building	\$ 225,000.
THE BERKSHIRE BUILDING*	4,600 sq.ft. 2-story Office Building	\$ 225,000.
GREEN SPRING VILLAGE*	18,880 sq.ft. Professional Bldg.	\$ 950,000.
THE BOSLEY BUILDING*	5 story Office Building approximately 24,800 net rentable square feet	\$1,500,000.

-3-

October 1, 1979

PROJECT NAME	DESCRIPTION	APPROXIMATE FAIR MARKET VALUE
<u>Miscellaneous</u>		
PADONIA RACQUETBALL CLUB*	8 Court Racquetball Bldg.	\$ 500,000.
Presently, Mr. MacKenzie has the following projects which are either in the advanced planning stages or are underway. All of these projects are commercial in nature:		
1823 NORTH YORK ROAD*	5,000 sq.ft. Office Building consisting of converted house and new addition	\$ 230,000.
1526 NORTH YORK ROAD*	Nichi Bei Kai Restaurant on approximately 1/2 acre	\$ 325,000.
658 KENILWORTH DRIVE	24,900 sq.ft. 2-story elevator Office Building in Towson	\$1,200,000.
8422 BELLONA LANE	23,000 sq.ft. 2½-story Office Building facing Beltway	\$1,200,000
7402 YORK ROAD	22,152 sq.ft. 2½-story Office Building just north of Stevenson Lane	\$1,200,000

*NOTE: Mr. MacKenzie still retains his percentage of ownership in those marked with an *.

-4-

October 1, 1979

PAST ACHIEVEMENTS:

Past President 1969-1971 Central Baltimore County Chamber of Commerce.

As Appraiser and Consultant, Mr. MacKenzie has completed over 750 appraisals in the past 15 years with combined appraisal value exceeding \$350,000,000.00. These include appraisals for:

Baltimore County Board of Education
Baltimore County Revenue Authority
Baltimore County Bureau of Land Acquisition
Baltimore County Solicitor's Office
Baltimore Gas & Electric Company
Baltimore Life Insurance Company
Bendix Corporation
Chesapeake National Bank
Circuit Court of Baltimore County
County Appraisers, Inc.
Department of Law - State of Maryland
Department of Public Improvements - State of Maryland
Getty Oil Company
Goucher College
Martin-Marietta Company
Maryland State Highway Administration
Mobil Oil Corporation
Office of Law - Anne Arundel County
Real Estate Department of Balto. City
Reisterstown Federal Savings and Loan Association
Shell Oil Company
Toll Facilities Division, Maryland State Highway Administration
Attorneys and Landowners

BUSINESS ASSOCIATIONS:

MacKenzie & Associates, Inc., President
Baltimore County Appraiser's Society
Senior Residential Appraiser - Society of Real Estate Appraisers
Licensed Real Estate Broker - State of Maryland
Real Estate Board of Greater Baltimore
Past Member - Board of Directors
Past Chairman - Baltimore County Division
National Association of Real Estate Boards
National Institute of Real Estate Brokers
Maryland Association of Real Estate Boards
American Right of Way Assoc., Chap. No. 14
Central Baltimore County Chamber of Commerce

-5-

October 1, 1979

BUSINESS REFERENCES:

J. Stevenson Peck, Chairman of the Board
The Union Trust Company of Maryland

Francis G. Riggs, Vice President
Riggs, Counselman, Michaels & Downes

John White, Senior Vice President
The Baltimore Life Insurance Company

Alvin Wolpoff, C.P.A.
Wolpoff & Company

John A. Luetkemeyer, Jr.
President
Continental Realty

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October 1, 1979

MacKENZIE BUILDING

TENANT	USE	SQ. FOOTAGE
Dr. Davidson, et al	Radiology	1862
Dr. Geating, et al	Dentist	1015
Dr. Aguto	Pediatrician	1107
Step by Step, Inc.	Counseling	1681
Dr. Richard Keown	"	560
Liberty Publishing Co.	Business Office	569
Dr. Fielding	Dentist	1312
Dr. Burt	Counseling & Evaluation	540
Creative Communications	Business Office	886
Dr. Boas, et al	Internist	1567
Dr. Samarodia	Dermatologist	1007
Central Electrologist	Electrologist	778
Modular Concepts	Business Office	1297
Power Transmission Co.	Business Office	358
All Insurance Resource	Office	970
Burndy Corporation	Business Office	297
Jerome Slavitt	Podiatrist	1120
Fred Astaire Dance Studio	Dance Studio	1855
Donald Betz	Business Office	540
Dr. Sung Eui Kim	Gynecologist	735

of PARKING SPACES: 99 - Some of these allocated to Scott Adam V. (7 actually on Scott Adam V.)

**PETITIONER'S
EXHIBIT**

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
309 ALLEGANY AVENUE, TOWSON, MARYLAND 21204

SEPTEMBER 14, 1976

SUMMARY OF QUALIFICATIONS

JOHN STRONG SMITH

EDUCATION

ANTIOCH COLLEGE, B.S. IN CIVIL ENGINEERING UNIVERSITY OF ILLINOIS

QUALIFICATIONS

PROFESSIONAL ENGINEERING REGISTRATION IN MARYLAND AND VIRGINIA

EXPERIENCE

WHITMAN, REQUARDT AND ASSOCIATES, 4 YEARS DESIGNER OF MUNICIPAL UTILITIES PREPARATION OF BALTIMORE COUNTY DESIGN STANDARDS.

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS CHIEF, DIVISION OF RESEARCH AND STANDARDS, 2 YEARS PREPARATION OF CAPITAL PROGRAM AND MAJOR SEWERAGE REPORTS.

MATZ, CHILDS AND ASSOCIATES OF ROCKVILLE ASSOCIATES ENGINEER, 2 YEARS SUPERVISION OF DEVELOPMENT PLANNING AND ENGINEERING PROJECTS (HIGHWAY AND STORM DRAINAGE).

J. STRONG SMITH AND ASSOCIATES CONSULTING ENGINEER, 8 YEARS RESIDENTIAL, INDUSTRIAL AND COMMERCIAL LAND DEVELOPMENT PROJECTS. HIGHWAY AND UTILITY DESIGN.

SMITH, TEACHER & ASSOCIATES PLANNERS, ENGINEERS AND SURVEYORS, 7 YEARS COMMUNITY PLANNING AND ENGINEERING GRADING AND SEDIMENT CONTROL DESIGN, SURVEYS.

GEORGE WM. STEPHENS, JR. & ASSOCIATES, INC.
CHIEF ENGINEER

MEMBER

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

HAVE MADE NUMEROUS APPEARANCES BEFORE THE BOARD OF ZONING APPEALS IN BALTIMORE, ANNE ARUNDEL AND MONTGOMERY COUNTIES.

**PETITIONER'S
EXHIBIT**

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 11, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 2, 1980

RE: Item No: 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 424-2517

Ted Jalenki, Jr.
DIRECTOR

January 15, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #129 Zoning Advisory Committee Meeting, January 2, 1980 are as follows:

Property Owner: Scottish Development Corp
Location: W/S Scott Adam Road 651' E York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices. Variance to permit a side setback of 10' in lieu of the required 25' and Special Hearing to allow off street parking in a residential zone.

Acres: 1.472
District: 8th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

X C. Additional Miscellaneous Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

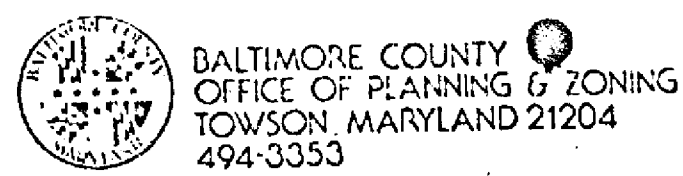
X J. Comment: Plans shall show flood plain areas before further comment can be made.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rrj



WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 1, 1980

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception, Variance
and Special Hearing - N/S Scott Adam Rd.,
651' E York Road - Scottish Development
Corp. - Case No. 80-231-XASPH

Dear Mr. Alderman:

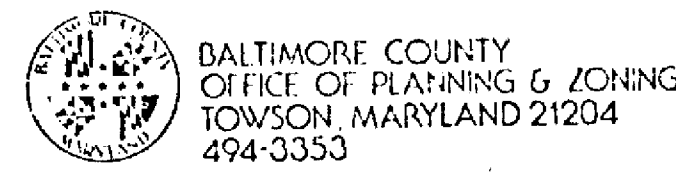
This is to advise you that \$99.25 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj



WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 23, 1980

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception, Variance
and Special Hearing - N/S Scott Adam Rd.,
651' E York Road - Scottish Development
Corp. - Case No. 80-231-XASPH

Dear Mr. Alderman:

This is to advise you that \$99.25 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

April 16, 1980

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception, Variance and Special Hearing
N/S Scott Adam Rd., 651' E York Road - Scottish Development
Corp., successor to Shamrock Realty Co., Inc. - Case No. 80-231-XASPH

TIME: 9:45 A.M.

DATE: Tuesday, May 13, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
FROM: John D. Seyffert, Director
Office of Planning and Zoning
SUBJECT: Petition No. 80-231-XASPH Item 129
Date: April 23, 1980

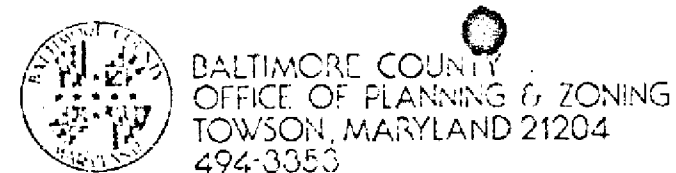
Petition for Special Exception, Variance and Special Hearing
North side of Scott Adam Road, 651 feet East of York Road
Petitioner - Scottish Development Corporation

Eighth District

HEARING: Tuesday, May 13, 1980 (9:45 A.M.)

After reviewing the subject petition, this office fails to see any hardship
or practical difficulty necessitating the granting of a setback variance; hence,
this office opposes the granting of the requested variance.

JDS:JGH:ab



WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 10, 1980

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception,
Variance, and Special Hearing
N/S of Scott Adam Road, 651' E of
York Road - 8th Election District
Scottish Development Corporation -
Petitioner
NO, 80-231-XASPH (Item No. 129)

Dear Mr. Alderman:

I have this date passed my Orders in the above referenced matter in accord-
ance with the attached.

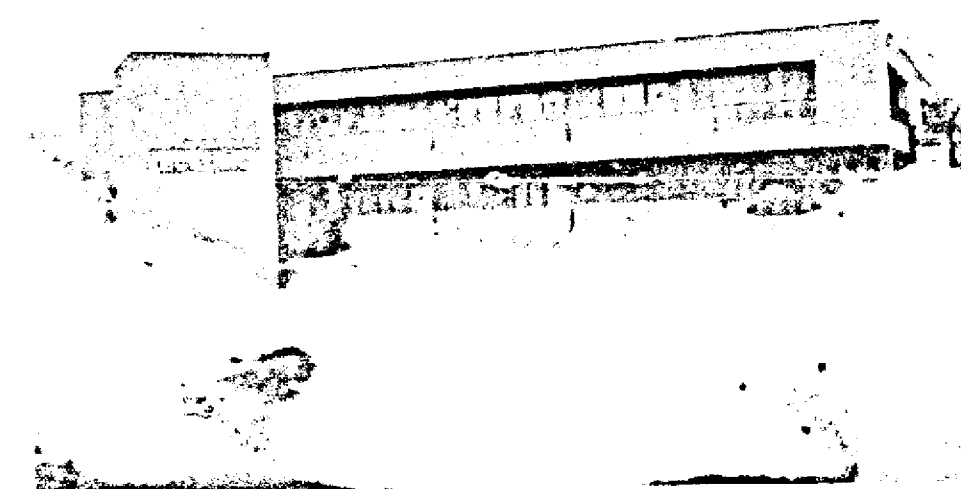
Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

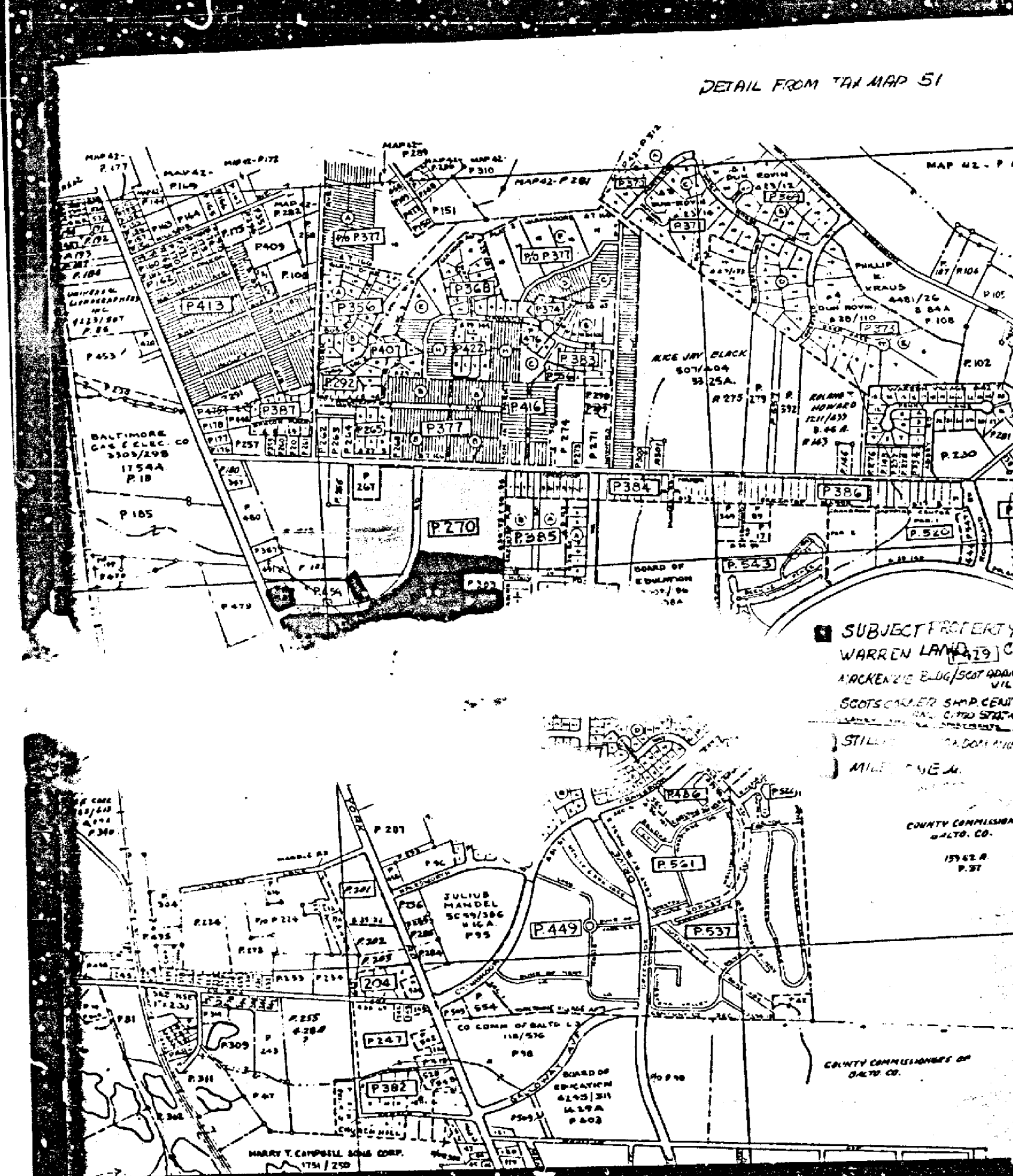
Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



THE MACKENZIE BUILDING

PETITIONER'S
EXHIBIT 7



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3 Date of Posting: 5/16/80
Posted for: Letter for Special Exception, Variance and Special Hearing
Petitioner: Scottish Development Corp.
Location of property: 113 South Adam Rd., 6.91' E. of York Rd.
Location of Signs: (1) 113 South Adam Rd. facing South Adam Rd. (2) 113 South Adam Rd. facing York Rd.
Remarks: Reported for rescheduled hearing
Posted by: Brian Coleman Date of return: 5/23/80

3 signs

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

cc: George William Stephens, Jr. & Assoc.
303 Alleghen, Ave.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 3rd day of April, 19 80

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Scottish Development Corporation

Petitioner's Attorney: R. Bruce Alderman, Esq.

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:										
Previous case: <u>74-173SPH</u>										

T-125

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3 Date of Posting: 4/27/80
Posted for: Letter for Variance, Special Exception & Special Hearing
Petitioner: Scottish Development Corp.
Location of property: 113 South Adam Rd., 6.91' E. of York Rd.
Location of Signs: Variance & Special Exception in front of parcel facing South Adam; Special Hearing in front of parcel facing York Rd.
Remarks: Reported for rescheduled hearing
Posted by: Brian Coleman Date of return: 5/23/80

of property (parcel 2) facing South Adam
3 signs

Petition for Special Exception, Variance and Special Hearing
8th District

Zoning: Petition for Special Exception, Variance and Special Hearing.
Location: North side of Scott Adam Road, 651 feet east of York Road.
Date & Time: Tuesday, May 13, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for an office building and office use; Variance to permit a 10 foot side yard setback in lieu of the required 25 feet and Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan filed with Case No. 74-173-SPH by revising the traffic circulation pattern shown on the approved plan to provide access drive and driveway, the existing parking area, and office building adjacent to site and to permit off-street parking in a residential zone (D.R.16).

The Zoning Regulation to be excepted as follows:
Section 1802.2B (V.B. 1) side yard setback.
All that parcel of land in the Eighth District of Baltimore County.

Beginning for the same on the north side of Scott Adam road, 80 feet wide; said point of beginning being measured North 85° 02' 58" East 651 feet more or less from the centerline intersection of York Road and the centerline of Scott Adam road; thence from said place of beginning, leaving said road, running the five following lines: (1) North 85° 02' 58" East 651 feet, (2) North 4° 58' 54" East 65.00 feet, (3) South 85° 01' 06" East 87.06 feet, (4) South 4° 58' 54" West 26.98 feet and (5) South 18° 39' 16" East 205.50 feet to the north side of Scott Adam road; thence binding on said side of said road, (6) westerly by a curve to the right having a radius of 520.00 feet for the distance of 95.73 feet, said arc being subtended by a chord bearing South 77° 42' 04" West 95.60 feet to the place of beginning.

Containing 0.532 acres of land more or less.
Beginning for the same on the south side of Scott Adam road at a point measured South 89° 43' 03" East 500 feet more or less from the centerline intersection of York Road and the centerline of Scott Adam road; thence from said place of beginning, binding on the south side of Scott Adam road the two following lines: (1) South 89° 43' 03" East 500 feet and (2) westerly by a curve to the left having a radius of 520.00 feet for the distance of 133.84 feet, said arc being subtended by a chord bearing North 89° 43' 03" East 133.84 feet, thence leaving said road, running the six following lines: (1) South 18° 39' 16" East 205.50 feet, (2) North 4° 58' 54" West 26.98 feet, (3) South 85° 01' 06" East 87.06 feet, (4) North 85° 02' 58" East 651 feet, (5) North 11° 10' 56" West 84.33 feet, (6) North 89° 43' 03" East 500 feet, (7) South 89° 43' 03" East 500 feet and (8) North 4° 58' 54" East 30.00 feet to the place of beginning.

Containing 0.940 acres of land more or less.
Being the property of Scottish Development Corporation, successor to Shamrock Realty Company, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: **TUESDAY, MAY 12, 1980**
AT 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner of Baltimore County

The Essex Times

Essex, Md., April 24 19 80

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 24th day of April, 19 80

John D. Wight Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 15, 19 80
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once of one time successive weeks before the 3rd day of June, 19 80, the first publication appearing on the 15th day of May, 19 80

THE JEFFERSONIAN.
L. Frank Struthers Manager.

Cost of Advertisement, \$



LEGAL NOTICES

Petition for Special Exception, Variance & Special Hearing
8th District

Zoning: Petition for Special Exception, Variance and Special Hearing.
Location: North side of Scott Adam Road, 651 feet east of York Road.
Date & Time: Tuesday, June 3, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for an office building and office use; Variance to permit a 10 foot side yard setback in lieu of the required 25 feet and Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan filed with Case No. 74-173-SPH by revising the traffic circulation pattern shown on the approved plan to provide access drive and driveway, the existing parking area, and office building adjacent to site and to permit off-street parking in a residential zone (D.R.16).

The Zoning Regulation to be excepted as follows:
Section 1802.2B (V.B. 1) side yard setback.
All that parcel of land in the Eighth District of Baltimore County.

Beginning for the same on the north side of Scott Adam road, 80 feet wide; said point of beginning being measured North 85° 02' 58" East 651 feet more or less from the centerline intersection of York Road and the centerline of Scott Adam road; thence from said place of beginning, leaving said road, running the five following lines: (1) North 85° 02' 58" East 651 feet, (2) North 4° 58' 54" East 65.00 feet, (3) South 85° 01' 06" East 87.06 feet, (4) South 4° 58' 54" West 26.98 feet and (5) South 18° 39' 16" East 205.50 feet to the north side of Scott Adam road; thence binding on said side of said road, (6) westerly by a curve to the right having a radius of 520.00 feet for the distance of 95.73 feet, said arc being subtended by a chord bearing South 77° 42' 04" West 95.60 feet to the place of beginning.

Containing 0.532 acres of land more or less.
Beginning for the same on the south side of Scott Adam road at a point measured South 89° 43' 03" East 500 feet more or less from the centerline intersection of York Road and the centerline of Scott Adam road; thence from said place of beginning, binding on the south side of Scott Adam road the two following lines: (1) South 89° 43' 03" East 500 feet and (2) westerly by a curve to the left having a radius of 520.00 feet for the distance of 133.84 feet, said arc being subtended by a chord bearing North 89° 43' 03" East 133.84 feet, thence leaving said road, running the six following lines: (1) South 18° 39' 16" East 205.50 feet, (2) North 4° 58' 54" West 26.98 feet, (3) South 85° 01' 06" East 87.06 feet, (4) North 85° 02' 58" East 651 feet, (5) North 11° 10' 56" West 84.33 feet, (6) North 89° 43' 03" East 500 feet, (7) South 89° 43' 03" East 500 feet and (8) North 4° 58' 54" East 30.00 feet to the place of beginning.

Containing 0.940 acres of land more or less.
Being the property of Scottish Development Corporation, successor to Shamrock Realty Company, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: **TUESDAY, JUNE 3, 1980**
AT 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner of Baltimore County

The Essex Times

Essex, Md., May 15 19 80

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 15th day of May, 19 80

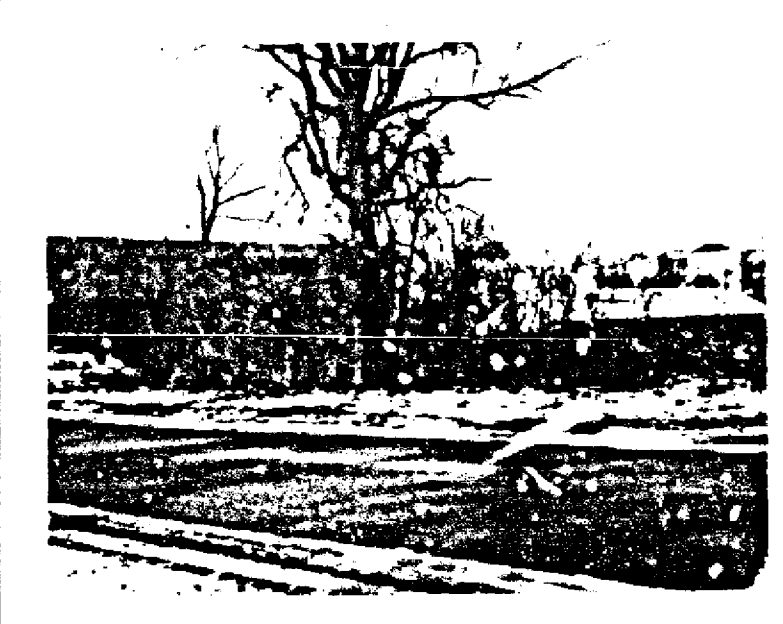
John D. Wight Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 24, 19 80
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once of one time successive weeks before the 13th day of May, 19 80, the first publication appearing on the 24th day of April, 19 80

THE JEFFERSONIAN.
L. Frank Struthers Manager.

Cost of Advertisement, \$



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 17th day of December, 1979.

Filing Fee \$ 50 Received: ☒ Check ☐ Cash ☐ Other

William E. Hammond, Zoning Commissioner

Petitioner: Scottish Dev. Corp. Submitted by same

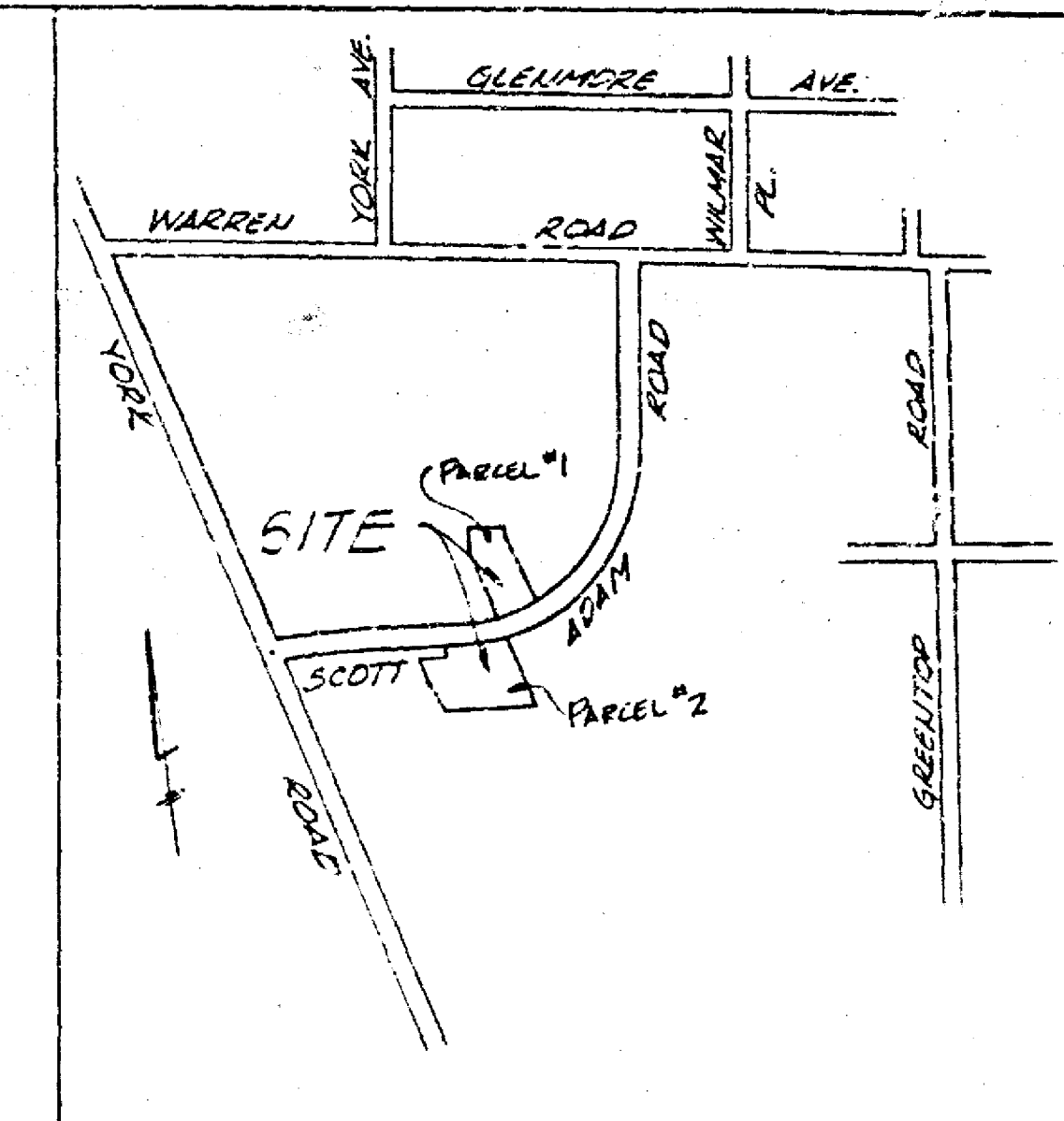
Petitioner's Attorney: R. Bruce Alderman Reviewed by

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE: REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: April 11, 1980 ACCOUNT: 61-662
FROM: Scottish Development Corp. AMOUNT: \$50.00
FOR: Filing Fee for Case No. 80-21-SPH
RECEIVED BY: R. Bruce Alderman, Esquire
VALIDATION OR SIGNATURE OF CASHIER: 50000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE: REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: June 11, 1980 ACCOUNT: 61-662
FROM: Scottish Development Corp. AMOUNT: \$133.50
FOR: Advertising and Posting for Case No. 80-21-SPH
RECEIVED BY: William E. Hammond
VALIDATION OR SIGNATURE OF CASHIER: 103500

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE: REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: June 11, 1980 ACCOUNT: 61-662
FROM: Scottish Development Corp. AMOUNT: \$133.50
FOR: Advertising and Posting for Case No. 80-21-SPH
RECEIVED BY: William E. Hammond
VALIDATION OR SIGNATURE OF CASHIER: 103500



☐ Ansd
☐ Recd
☐ Retd
☐ Encl
☐ C. C.

DATE OF RECEIPT & SIGNATURE
 By.....

* = SPECIAL HEARING UNDER SECTION 800.7 TO AMEND SITE PLAN FILED WITH CASE NO. 74-173 SPH TO REVISE TRAFFIC CIRCULATION SHOWN ON APPROVED PLAN TO PROVIDE AN ACCESS DRIVE AND DRIVEWAY FOR THE PROPOSED ADJACENT OFFICE BUILDING.

SITE PLAN GENERAL NOTES

- The Contractor Shall Inspect The Project Site To Determine Any Trees, Existing Paving, Structures, Etc. That Are To Be Removed Prior To Placing A Bid On Such Items.
- The Contractor Shall Clear The Project Site Of All Trees, Existing Structures, Etc.
- Suitable Material Shall Be Used As Fill And All Fill Areas Shall Be Rolled To A Minimum Depth Of Compaction Of 95% Of The Dry Unit Weight As Determined By A.S.T.M. D-1557 Specifications; 8" Lift Maximum Or As Specified By Soil Engineer.
- The Location Of Existing Utilities, As Shown On This Plan Are Approximate Only And The Contractor Should Locate And Identify All Utilities To His Own Satisfaction Prior To Starting Any Construction.
- Standard Concrete Curb And Gutter Thus:
- Reverse Slope Curb And Gutter Thus:
- All Construction On Site Shall Be In Accordance With Baltimore County Standard Specifications And Details For Construction.
- All Disturbed Areas, Not Being Paved Or Receiving Building Coverage, Shall Be Stabilized In Accordance With The Approved Erosion Control Plans Or Landscaped As Specified By The Owner Or Architect.
- The Paving Section Shall Be As Specified By The Soil Engineer.
- Any Damage To Off-Site, Rights Of Way, Public Roads Or Adjacent Properties Shall Be Repaired Immediately At The Contractor's Expense.
- The Contractor Is To Maintain A Two Foot Minimum Bench Behind All Proposed Curb And Gutter In Fill Areas.
- The Contractor Shall Notify The Gas And Electric Company And The P Telephone Company, Five Days Prior To Starting Work Shown On These Plans By Calling Collect Miss Utility At 1-557-0100.
- All Proposed Paving And Curb And Gutter Shall Meet Existing Paving And Curb And Gutter For Line And Grade.
- Parking Space Reserved For Handicapped Shown Thus: \square
- For Details Of Ramp And Signs For Handicapped, See The Maryland Building Code For The Handicapped And Aged. See Also Baltimore County Std R-36.
- All Concrete Walls, Walls, And Risers Shall Be As Specified By The Architect (Specifications For All Concrete Walls And Risers Shall Be Provided By The Architect).
- Proposed Bituminous Paving Thus: ---
- All Water Mains Shall Have A Standard Minimum Cover Of 40ft.
- Indicates Proposed Light To Be Reflected Away From Adjacent Properties And Not To Exceed 8' Height.
- Indicates Proposed Concrete Walks, 5' Wide (Typical).
- Above Ref. Notes For Area Outside Of Digs Only. See Architects Specifications For Compaction Specifications Within The Building Area.

EROSION CONTROL GENERAL NOTES

- Any change to the grading proposed on this plan requires it to be re-submitted to the Soil Conservation District.
- All slopes 1:1 are to be stabilized with "Permanent Slope Seeding" immediately after grading operation (see note #11).
- All other disturbed areas not intended to be paved or receive building coverage shall be stabilized with "Permanent Seeding" (see note #10).
- Any damage to proposed sediment control measures (as shown herein) during grading operation or utility installation shall be repaired immediately.
- No sediment control measure shall be removed without permission from the Sediment Control Inspector.
- Upon installation of storm drains, inlets shall be kept plugged until site is stabilized. Positive drainage must be maintained at all times.
- During the layout of sediment control practices shown herein, minor adjustments can and will be made to assure the correct and control of any sediment before it leaves the construction site. These changes require approval from the Sediment Control Inspector and the Soil Conservation District.
- All site work is to be done in accordance with "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas", July 1975, and this plan of sediment control approved by the Baltimore County Soil Conservation District and the Department of Public Works.
- At the end of each working day, all sediment control measures will be inspected and left in operational condition.

PERMANENT SEEDING:

Seedbed Preparation: Loosen upper 3 inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments: Apply 2 T./Ac. (92 lbs./1,000 S.F.) Dolomitic Limestone and 600 lbs./Ac. (14 lbs./1,000 S.F.) 0-20-20 fertilizer. Harrow or disc line and fertilizer into upper 3 inches of soil. At time of seeding, apply 400 lbs./Ac. (9.2 lbs./1,000 S.F.) of 38-0-0 Ureaform fertilizer and 500 lbs./Ac. (11.5 lbs./1,000 S.F.) of 10-20-20 fertilizer.

Seeding: For periods March 1-April 30 and August 1-October 15, seed with 60 lbs./Ac. (1.4 lbs./1,000 S.F.) of Kentucky 31 Tall Fescue. For the period May 1-July 31, seed with 60 lbs./Ac. of Kentucky 31 Tall Fescue and 7 lbs./Ac. (0.5 lbs./1,000 S.F.) of Weeping Lovegrass. During the period of October 16-February 28, protect site by: Option (1) 2 T./Ac. of well anchored straw mulch and seed as soon as possible in the Spring. Option (2) Use sod. Option (3) Seed with 60 lbs./Ac. of Kentucky 31 Tall Fescue and mulch with 2 T./Ac. well anchored straw.

Mulching: Apply 1.5-2 T./Ac. (70-90 lbs./1,000 S.F.) of unrotted, small grain straw immediately after seeding. Anchor mulch immediately after application using 200 lbs./Ac. (5 lbs./1,000 S.F.) of mulchified haymat on flat areas. On slopes 8 feet or higher, use 348 lbs./Ac. (8 lbs./1,000 S.F.) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

PERMANENT SLOPE SEEDING: Spread 4 inches of topsoil, seed shall be a mixture of 30% inoculated crownvetch and 70% Kentucky 31 Tall Fescue applied at a rate of 60 lbs./Ac. fertilizer and mulching shall be the same as Note #12 above.

TEMPORARY SEEDING:

Seedbed Preparation: See Note #10.

Soil Amendments: Apply 600 lbs./Ac. (15 lbs./1,000 S.F.) of 10-20-20 fertilizer.

Seeding: For periods March 1-April 30 and August 15-November 15, seed with 2.5 lbs./Ac. (3.2 lbs./1,000 S.F.) of Annual Ryegrass. For the period May 1-August 14, seed with 3 lbs./Ac. (0.07 lbs./1,000 S.F.) of Weeping Lovegrass.

Mulching: See Note #10.

Disturbed earth left idle for more than 30 days shall be stabilized with temporary seed and mulch (see note #12).

SOD SPECIFICATION (USE WHERE SPECIFIED BY LANDSCAPE ARCHT)

Sod shall be K-31 Sod which has not been cut and rolled more than 2 days in advance; all sod shall be fastened securely with at least 2 stakes not more than 2 feet apart with the flat side against the slope and stake flush with top of sod; sod "bed preparation" and "soil amendments" shall be in accordance with General Note #10.

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.

ENGINEERS

303 ALLEGHENY AVE. TOWSON, MD. 21204
(301) 825-8120



ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN OF DEVELOPMENT AND PLAN OF SLOPE AND EROSION CONTROL MEETS THE REQUIREMENTS AND STANDARDS AND SPECIFICATIONS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT:

Charles E. Fick 5048 3/13/83
CHARLES E. FICK REG. NO. DATE

OWNER / DEVELOPER

ROLAND R. MACKENZIE
2324 WEST JACPA ROAD
LUTHERVILLE, MD. 21093
821-8585

DEVELOPER'S CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT

By: [Signature] TITLE: [Signature] DATE: 3/9/83

DESIGN:

R.W.R.

DRAWN: A.D.C.

CHECKED: C.E.F.

REVISIONS:

REVISE 3-15-83

REVISE 3-15-83

REVISE 3-15-83

REVISE 3-15-83

SITE PLAN AND GRADING, EROSION, & SEDIMENT CONTROL PLAN

PROPOSED OFFICE BUILDING

52 SCOTT ADAM ROAD

BALTIMORE CO., MD.

SCALE: 1"=20'

PN. 4263

ELECT. DIST. # 8

MARCH 3, 1983

SHEET 1 OF 1

CURB OPENING DETAIL

NTS.

STD. C&G PROPR. 2"

STD. CURB MINUS GUTTER PAN

EXPANSION JOINT

EX. PAV.

EX. RETAINING WALL

10 FT. DRAIN & UTILITY EASEMENT

EX. CHAIN LINK FENCE

EX. CURB

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EX. PAV.

PARCEL #1

SITE DATA

TOTAL AREA BEING DEVELOPED =

0.532 AC ± (8TH PARCEL)

DEED REFERENCE 6385/464

PROPERTY NO. 19-00-008050

TOTAL DISTURBED AREA = 0.60 AC ±

AREA TO BE VEGETATIVELY

STABILIZED = 0.20 AC ± 8500 S.F.

EX. ZONING = R.O.

(SEE ALSO ZONING CASE #74-173 3PH)

EXISTING USE = VACANT

PROPOSED USE = OFFICE

TOTAL FLOOR AREA = 5010 S.F.

PARKING REQ'D = 5010/300 = 16.70

(ONE OF REQ'D PARKING SPACES

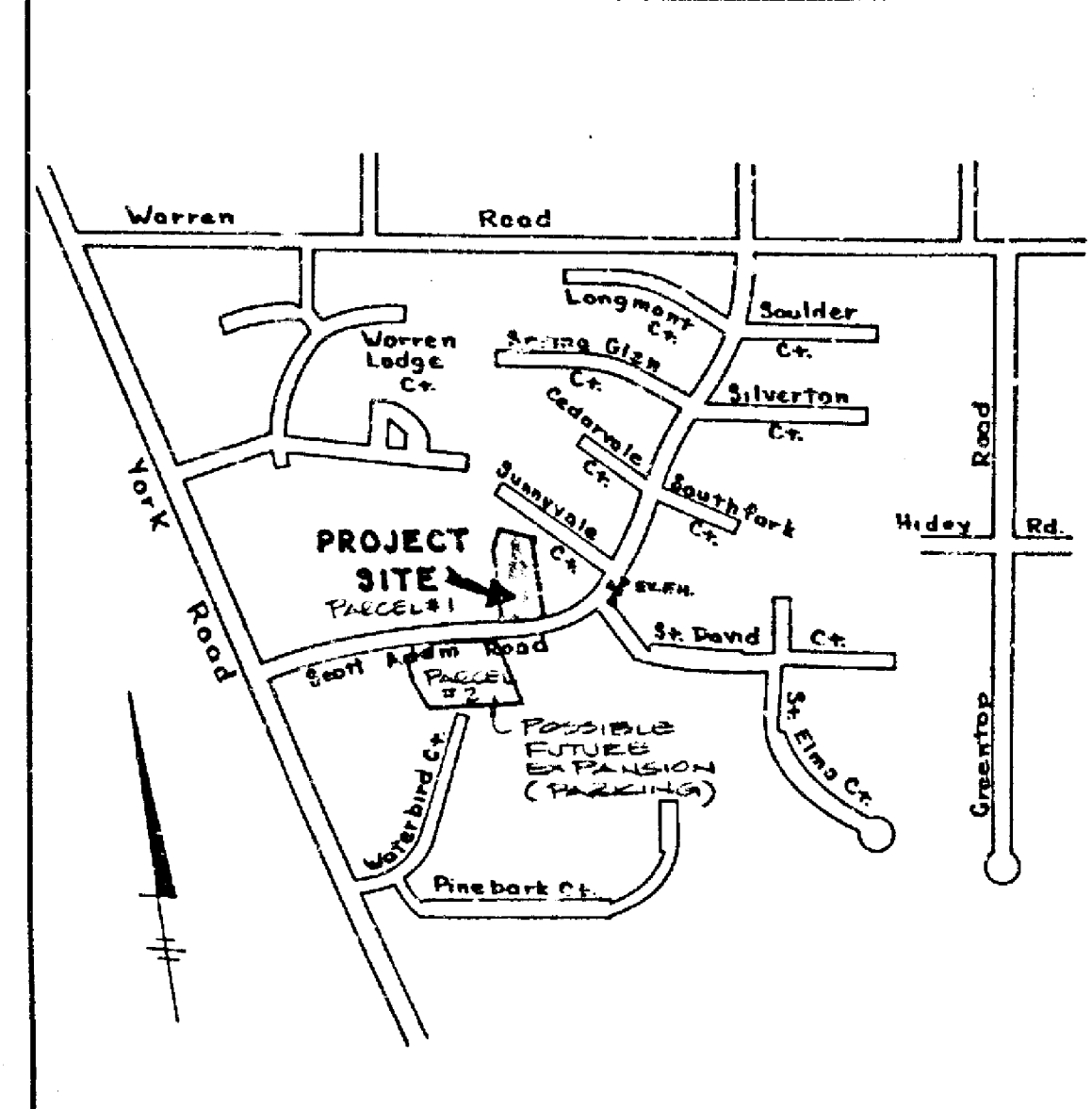
MUST BE RESERVED FOR THE

HANDICAPPED @ 12'x18'

PARKING PROVIDED = 27 @ 8.5'x15'

@ 12'x18'

29 TOTAL

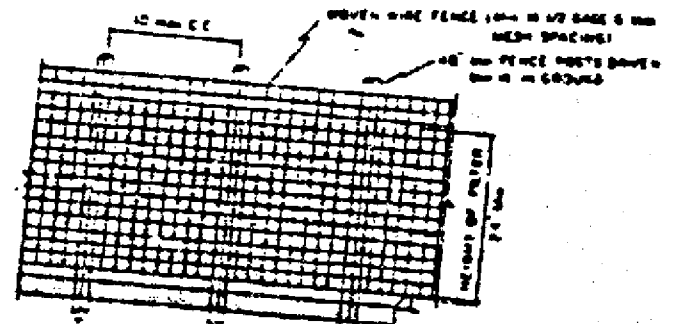


VICINITY MAP

SCALE: 1"=500'

PARCEL #2

NOTE: THIS 0.24 AC ± PARCEL MAY POSSIBLY BE IMPROVED WITH 20 PARKING SPACES IN THE FUTURE, SUBJECT TO APPROVAL BY BALTIMORE COUNTY FOR CONSTRUCTION WITHIN A 100' FLOOD PLAIN.



EROSION CONTROL SEQUENCE OF OPERATIONS

1. Notify Baltimore County Department Of Licenses And Permits Inspector At Least 48 Hours Before Beginning Any Work.
2. Install Stabilized Construction Entrance.
3. Install Silt Fences.
4. Begin Major Grading, Maintaining Positive Drainage, Do Not Trap Water.
5. Install Utilities.
6. Install Foundation Walls For Building, Lay Subbase In Areas Receiving Building Coverage And Paving.
7. Install Curb And Gutter And Pave Areas Receiving Paving.
8. Fine Grade Remaining Areas And Stabilize.
9. Remove Silt Fence And Stabilized Construction Entrance And Silt Fence Around Inlet After Obtaining Permission From Sediment Control Inspector Pave Area Used As Construction Entrance.

SECTION

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